

Your investment. Our mission.

We appreciate your trust and investment.



**For more than two decades,
Key Capital has been the trusted
choice for investors seeking
opportunities in Australian property.**

**We're proud to continue supporting
Australians in building a secure
financial future.**

“We’re not just managing properties – we’re building a community.”

Our History and Values

Since 2004, Key Capital has been a trusted partner in Australian property investment, with over \$250 million in transactions and 500+ investors.

We deliver reliable, long-term returns by managing properties that serve both investors and communities.

Expertise in:

- > Leasing
- > Development
- > Asset Management
- > Financial Accounting
- > Marketing

Connection

We prioritise personal service and transparency, building long-term relationships with our investors.

Growth

Our team continuously monitors market trends to uncover high-potential opportunities.

The Fund aims to deliver:

- > Monthly income
- > Tax-effective returns
- > Consistent performance backed by experience

Hands-On Management

We specialise in retail and commercial properties valued from \$2M–\$30M.

Our team is directly involved at every stage:

- > Property selection
- > Strategic improvements
- > Ongoing operations
- > Investor reporting

Ensuring every asset performs at its best.

\$250m+
in transactions

500+
investors

Reliable
monthly income

Trusted
Property Investment
Since 2004



Your investment properties:

**The Butter Factory
Shepparton**

**The Co-Store
Wangaratta**

**Kings Meadows
Shopping Centre**

Bellerive Retail Village

**The Reject Shop
Naracoorte**

A landmark destination with heritage and heart

The Butter Factory Shepparton



A unique blend of history and retail

Nestled in the heart of Shepparton, the Butter Factory Retail Centre is a restored heritage site that honours the region's agricultural roots while delivering a vibrant, modern retail experience.

Major Brand:

> Dan Murphy's

Specialty Stores & Services:

- > The Butter Factory Café
- > B&B Meats & Moore Butcher
- > Kahma Gym
- > Interact Employment Australia
- > Active Spine Centre

Location

440–452 Wyndham Street
Shepparton, Victoria 3630

Where community comes to shop and connect

The Co-Store Wangaratta



One of Australia's oldest co-ops, located in the heart of Wangaratta.

A landmark destination blending heritage charm with modern convenience, offering:

- > Essential & specialty stores
- > Fashion, retail & services
- > Community-focused atmosphere
- > Local business & employment hub
- > Local ample parking

Whether you're shopping, running errands, or exploring, there's something for everyone.

Major Brands:

- > Target
- > Telstra
- > Cotton On
- > The Reject Shop

Specialty Stores & Services:

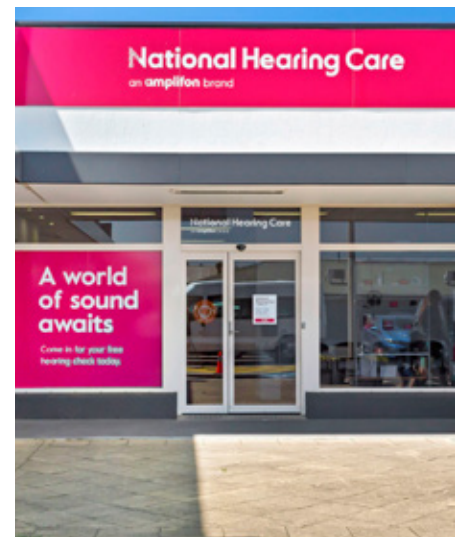
- > Wangaratta Fresh coming soon

Location

Reid Street
Wangaratta, Victoria 3677

Your destination for retail, health and wellness

Kings Meadows Shopping Centre



Located in the heart of Kings Meadows, just steps from Coles, Woolworths, and the Kings Meadows Hotel, this centre is a vibrant hub for shopping, health, fitness, and essential services.

Key Retailers:

- > Liv Eat
- > Eyelines
- > Juice Bar
- > National Hearing Centre
- > Gym
- > Department of Premier & Cabinet

Location

139-143 Hobart Road
Kings Meadows, Tasmania 7249

A great place to visit and shop

Bellerive Retail Village



Just a short stroll from Blundstone Arena, Bellerive Retail Village is a conveniently located vibrant community destination offering a diverse mix of retail. Whether you're a local or just visiting, there's something here for everyone.

Major Brands:

- > Dan Murphy's
- > Fernwood Fitness

Location

10 Percy Street
Bellerive, Tasmania 7018

High-profile investment opportunity

The Reject Shop Naracoorte



Prominently positioned in the heart of Naracoorte's bustling Main Street retail precinct, this recently refurbished property offers exceptional exposure with dual street frontage.

Surrounded by major national retailers including Woolworths, Chemist Warehouse, Foodland and NAB, the asset is securely leased to The Reject Shop – a trusted brand with a strong national footprint.

Key Highlights:

- > Leased to The Reject Shop, a well-established national retailer
- > Strategic location in Naracoorte's core commercial precinct
- > Refurbished retail premises with dual street exposure

Location

86-88 Smith Street
Naracoorte, South Australia 5271



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