

Keyview Flagship Fund

Monthly Report
February 2026

Structure

Australian stapled unit trust

Target Total Return

12% p.a. over a rolling period of 3 years

Distributions

Quarterly

Fund Term

1 year lock up

Liquidity

Quarterly (post 1 year)

Eligibility

Wholesale clients

Minimum Investment

\$250,000

Management Fee

1.50% p.a.

Performance Fee

15% p.a.

Return Hurdle

6% p.a.

APIR Code

RSM8774AU

All fees are stated exclusive of GST and RITC

Overview

The Keyview Flagship Fund (the "Fund") aims to achieve strong equity-like returns with debt-like characteristics through investments in a range of unlisted securities with a predominant focus on asset-backed senior secured debt.

Fund Objective

To provide consistent positive returns irrespective of the market cycle on a superior risk-adjusted basis. This is achieved by seeking to allocate to private market investments with a predictable investment outcome and strong capital protection. The Fund gains exposure to high quality assets or businesses through secured investment positions.

Investment Strategy

The Fund invests across a diversified range of illiquid investments in order to provide a predictable return profile over time, with a focus on capital protection. The Fund will predominantly gain its exposures through debt instruments, ranging from senior secured instruments through to a range of mezzanine or second mortgage structures with tailored security arrangements. The returns are predominantly fixed, although the Fund may benefit from additional upside, through profit share, convertibles, or equity options issued by investee companies.

Investment Universe and Portfolio Construction

The Fund invests across a range of sectors, with a strong emphasis on asset security and cashflow realisation. Key exposures will include both project finance and term finance on property or operating assets, asset finance for commercial assets and growth funding for businesses with asset-backing and strong cash generation. The Fund seeks to diversify investments across industries, geographies, asset types as well as counterparties.

Why Keyview?



Long track record of consistent absolute returns.



Disciplined and systematic approach to selecting opportunities.



Strong focus on protection of capital as priority.



Investment team who have delivered strong through-cycle returns.



Transparent approach to the investment process.



Risk-targeted approach to due diligence and ongoing asset management.

Net Asset Value

\$378,256,262

1 Month Net Return

0.94%

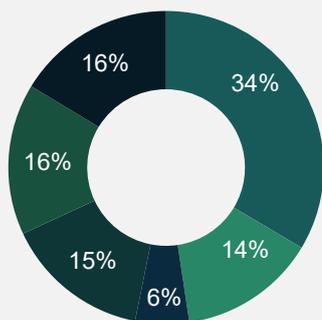
Assets

21

Unit Price

\$1.0422

Industry Allocation



- Residential Real Estate
- Hotels, Restaurants and Leisure
- Diversified Financials
- Natural Resources
- Commercial Real Estate
- Cash

Capital Position

66% Senior

11% Senior-B

7% Subordinated

16% Cash

Portfolio Running Yield

13.87%

Portfolio Duration

10.20 months

Performance Update

Market & Portfolio Commentary

The Fund delivered a return of 0.94% for the month of February. There were no new investments made during the month, although the fund realised one investment during the period.

This related to the completed refinancing of a corporate loan which was written in August 2024. We are pleased to note that this loan performed as per our underwriting expectations and the fund realised a total gross IRR of 21.9% over 18 months.

The existing portfolio remains well diversified across real estate and corporate credit, with a strong focus on downside protection through conservative loan-to-value ratios, robust security packages and alignment with experienced sponsors. We continue to see positive underlying performance across the portfolio, with assets progressing in line with expectations.

The Fund's pipeline remains active, with a number of opportunities under review across both real estate and corporate credit. While we remain disciplined in our deployment approach, we continue to see attractive risk-adjusted opportunities emerging, particularly in situations where market dislocation allows for enhanced structuring and credit protections.

We continue to actively manage the portfolio through ongoing monitoring of asset performance, valuations, counterparties and broader market conditions. Accordingly, we maintain a high level of confidence in the composition of the Fund's portfolio and the performance of the underlying investments.

We maintain that the Fund is uniquely positioned in the market to capitalise on opportunistic credit situations in Australia's mid-market, where we aim to structure high quality credit protections to manage risks while targeting outsized returns.

Our outlook for the next 6 months continues to be characterised by market dislocation and highly attractive opportunistic credit transactions presenting the potential for excellent risk-adjusted returns.

Top 5 Assets

Asset	Sector	Value (m)	Capital Position	Internal Rate of return (IRR)
1	Natural Resources	\$28.69	Senior	19%
2	Hotels, Restaurants and Leisure	\$24.92	Senior	13%
3	Residential Real Estate	\$24.53	Subordinated	18%
4	Residential Real Estate	\$23.84	Senior	28%
5	Commercial Real Estate	\$23.28	Senior - B	20%

Total Fund Net Returns (%)

1 month	0.94%
3 months	2.72%
6 months	4.96%
1 year	7.59%
3 years p.a.	10.18%
Since Inception p.a.	11.27%

All IRR% refers to each asset and is gross of Fund fees and expenses.

For more information and to express your interest, visit [keyviewfinancial.com](https://www.keyviewfinancial.com)

+61 2 8591 8814

clientrelations@keyviewfinancial.com

Important Information

The information in this document (Information) has been prepared by Keyview Investment Management Pty Ltd ACN 665 351 726 (AFSL: 546 246). Keyview Investment Management Pty Ltd is the trustee of the Keyview Flagship Fund. The Information has been prepared for persons who are wholesale clients as defined in section 761G of the Corporations Act 2001 (Cth). The Information is of a general nature only and does not take into account the objectives, financial situation or needs of any person. Before acting on the Information, investors should consider its appropriateness having regard to their own objectives, financial situation and needs and obtain professional advice. No liability is accepted for any loss or damage as a result of any reliance on the Information. Past performance is not a reliable indicator of future performance. Future performance and return of capital is not guaranteed.