Lambert Capital Property Credit Fund

Monthly Returns Report – to June 2026

The objective of the Lambert Capital Property Credit Fund (LCPCF) is to provide investors with strong risk adjusted returns via loans for property investments & development.

The Fund lends to quality residential & commercial projects secured primarily by registered 1st mortgages over property.

Locations are predominantly within metro Melbourne, major Australian cities and key VIC, NSW & QLD regions. Loans are originated by Lambert Capital Finance and managed by Lambert Capital Investment Management (LCIM).

Lambert Capital provides mainly senior debt facilities from ~$3M-$20M to experienced real estate developers. It has been a leading participant in the private lending space, generating attractive risk adjusted returns on a contributory, syndicated and pooled basis **since 2009**.

LCIM's latest Fund commenced on 28th July 2021.
As of 30st June 2026, the Fund had invested in **~$354M** of Loans, **with current Limits at ~$133M** across a diversified loan portfolio that meets our preferred lending criteria.

The year-to-date IRR is currently ~10.26%pa.

Fund Terms	
Initial Fund Size	$100M (**Target: $150M**)
Min Subscription	$100,000
Management Fee	(up to) 1.00%pa of Loan Portfolio Value
Performance Fee	Not Applicable
Redemptions	30 days' notice as per IM
Distributions	**Monthly** (noting Half Yearly as per IM)
Structure	Australian Unlisted, Unit Trust
Targeted Return	7.00%pa to **10.00% pa** (as per IM)
Service Providers	
Trustee	Bardin Capital
Investment Manager	Lambert Capital Investment Management
Legal Advisors	Hall & Wilcox (Setup), Gadens (Ongoing)
Taxation Advisors	Pitcher Partners Advisors
Registry & Fund Admin	Pitcher Partners Advisors
Contact Information	
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LCPCF - Net Income - Monthly Returns:

Year	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2021-22			0.90%	0.97%	1.03%	0.89%	0.81%	0.85%	0.89%	0.94%	0.99%	0.97%
2022-23	0.87%	0.80%	0.84%	0.74%	0.79%	0.79%	0.79%	0.79%	0.77%	0.74%	0.88%	0.78%
2023-24	0.86%	0.90%	0.93%	0.94%	0.90%	0.91%	0.94%	0.94%	0.95%	0.88%	0.82%	0.81%
2024-25	0.89%	0.84%	0.86%	0.75%	0.80%	0.80%	0.85%	0.78%	0.82%	0.78%	0.77%	0.89%
2025-26	0.85%	0.81%	0.81%	0.82%	0.79%	0.84%	0.82%	0.84%	0.85%	0.82%	0.83%	0.73%

Consistent Returns. Paid Monthly

YTD
10.26%pa
(IRR)

* IRR assumes 100% distribution reinvestment by Ordinary Unitholders.