

# Lambert Capital Property Credit Fund

Monthly Returns Report - to March 2026

Lambert Capital

Partner. Fund. Manage.

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 1<sup>st</sup> 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 28<sup>th</sup> July 2021. As of 31<sup>st</sup> March 2026, the Fund had invested in ~\$341M of Loans, with current Limits at ~\$161M across a diversified loan portfolio that meets our preferred lending criteria.

**The year-to-date IRR is currently ~10.34%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	<b>Monthly</b> (noting Half Yearly as per IM)
Structure	Australian Unlisted, Unit Trust
Targeted Return	7.00%pa to <b>10.00% pa</b> (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%			

Consistent Returns. Paid Monthly



YTD  
10.34%pa  
(IRR)

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\* IRR assumes 100% distribution reinvestment by Ordinary Unitholders.