

17 July 2020

Thynne Street Property Fund

Dear Investor

Welcome to Thynne Street Property Fund, and thank you for choosing to invest with KM Property Funds.

We trust you received your investment transaction statement directly from our registry company, Boardroom Limited, and that everything is to your satisfaction.

As the Responsible Entity of Thynne Street Property Fund (Fund), KM Property Funds has recently announced that the Fund is now closed, fully subscribed.

Our Managing Director, Mario Papaleo, said: *“We are delighted with this significant result, especially during a time of great uncertainty because of the COVID-19 pandemic.”*

Launched in April, the Fund received strong support from investors and financial advisers and had successfully allocated the full capital amount of \$24.3 million by the end of May, well ahead of our target close date.

Mr. Papaleo went on to say: *“The strong support is evidence that investors and advisers shared our confidence in the Fund. They recognised the quality of the property and the long-term security of the lease to the Australian Institute of Health and Welfare, a statutory agency of the Commonwealth Government of Australia.”*

Income distributions

The Fund will pay its first distribution to investors on 7 August 2020, at the rate of 7.0% p.a. pro-rata; the payment will be for the quarter ended 30 June 2020. The Fund is forecast to pay distributions quarterly at the rate of 7.1% p.a. for the financial year 2021.

Property video

At the time of launching the Fund, we had prepared a promotional video about the property. The video is available for you to view at your convenience. Please, click [Thynne Street Property Fund](#).

More information

For more information, or if you have any questions, please speak with your financial adviser or contact KM Property Funds on 1300 132 099 or info@kmpropertyfunds.com.

Yours sincerely

Bernadette Spiteri

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