



MONTHLY INVESTMENT UPDATE

APR 2018 // PREPARED BY





ASCF

Australian Secure Capital Fund

MONTHLY INVESTMENT UPDATE | APRIL 2018

Australian Secure Capital Fund Ltd is pleased to provide our monthly investment update to our investors. We are continuing to see strong inflows into both of our funds as investors come to realise the capital stability, competitive yields and regular consistent income distributions ASCF funds provide.

This has enabled us to increase our loan limits in some markets and provide funding on loans our competitors are unable to provide due to loan limit restrictions. These loans are usually of higher quality, with lower loan to valuation ratios and superior asset grading. We continue to monitor property markets in each of the capital cities particularly in Sydney and Melbourne where auction clearance rates have slowed and continue to make adjustments to our loan policies in these markets as required.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS

ASCF#1 First Mortgage Fund		ASCF#2 First and Second Mortgage Fund	
Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	7.99% pa
6 months	6.50% pa	6 months	8.29% pa
12 months	6.75% pa	12 months	8.69% pa
24 months	7.19% pa	24 months	9.09% pa

Rates paid are net of all fund costs and management fees.

FUND OBJECTIVE

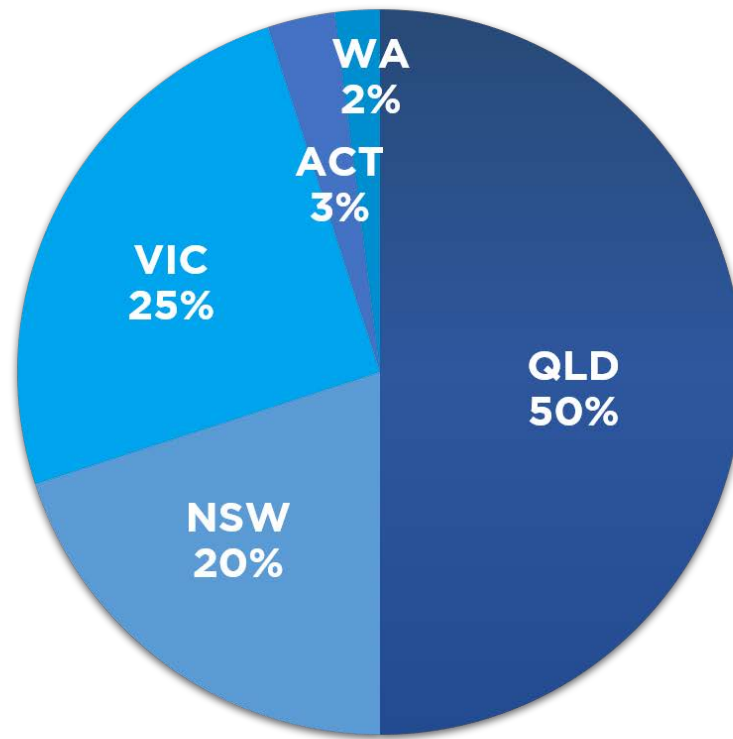
To invest in short-term loans secured by registered mortgages against Australian property in order to provide our investors with a secure fixed monthly return on their investment.

KEY FUND INFORMATION	
Manager	Australian Secure Capital Fund Ltd.
Custodian	Australian Executors Trustees (AET)
Auditor	Grant Thornton
Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 16 April	\$1.00
ASCF#2 Unit Price as at 16 April	\$1.00
Income Distribution for March	Paid
Average Weighted Loan to Valuation Ratio ASCF#1 as at 16 April	60%
Average Loan Size ASCF#1 as at 16 April	\$301,459
Average Weighted Loan to Valuation Ratio ASCF#2 as at 16 April	62%
Average Loan Size ASCF#2 as at 16 April	\$362,446
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 16 April	65%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 16 April	35%
Minimum Initial Investment Amount	\$20,000
Minimum Additional Investment	\$5,000
Minimum Investment Term	3 months
Entry & Exit fees	Nil
Withdrawals	1 to 3 months notice depending on initial investment term
Security	Your investment is secured by a pool of registered mortgages over Australian real estate.

To view a current summary of all our loans as at 16th April 2018.

[CLICK HERE](#)

ASCF CURRENT LOANS BY STATE



SINCE COMMENCEMENT IN 2016

- ✓ All investors have received their interest distribution every month
- ✓ All investors have had their request to redeem funds paid on time
- ✓ The value of investors initial investment has remained stable at \$1.00 per unit

BENEFITS OF THE FUND

- * Monthly interest payments to investors
- * No construction loans to developers
- * Low loan to valuation ratios with a maximum 80% loan of property valuation
- * High liquidity fund due to the short-term nature of our loans
- * Capital stability
- * Low risk profile to property market fluctuations with maximum loan term to borrowers of 12 months

Are you looking to invest in ASCF or increase your existing investment in the Funds?

CALL US TODAY ON 1300 269 419 OR

CLICK HERE

BE INFORMED

This newsletter has been issued by Australian Secure Capital Fund Ltd. This communication is intended to include historical factual information only. Past performance is not a reliable indicator of future performance. An investment in the ASCF#1 (ARSN 616 367 410) and ASCF#2 (ARSN 616 367 330) is subject to risks, including loan default, security, priority, and enforcement risk. The performance of the ASCF#1 and ASCF#2 (Funds), the repayment of capital or of any particular rate of return is not guaranteed. Actual results may differ from those forecast. Applications to invest must be made on an application form attached to or accompanying the Product Disclosure Statement (PDS) for the Funds, which can be downloaded from our [website](#).

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