



MONTHLY INVESTMENT UPDATE

APRIL 2020 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

Since our [last update](#), recent announcements by some State Governments in the easing of restrictions have been a welcome positive sign. Should restrictions continue to be lifted across Australia during May, current reports suggest that economic impacts may be at the lower end of earlier forecasts.

Whilst the World Health Organization has announced that COVID-19 is a pandemic, the Australian Government Department of Health reports that currently Australia does not have widespread community transmission. The daily rate of new cases has dropped significantly with active cases now below 1,000. This appears to be in large part due to the pro-active management by Governments across the country.

Recent US economic reports cautiously suggest more optimistic economic recovery scenarios may take place in that country. Equity markets in the US and Australia have also rallied over the last week positively impacting sentiment.

We are closely monitoring property prices across our key Australian markets. As expected, Core Logic has confirmed new property listings were 28.7% lower than the same period last year as at the 19th April. The residential property market has thus far remained resilient as per the table below supported by historical low loan interest rates and the economic measures the Federal Government has put in place.

CoreLogic Daily Home Value Index - 30.04.2020				
City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	174.00	+0.07▲	+3.29%▲	+14.31%▲
Melbourne	157.44	+0.02▲	+1.41%▲	+12.38%▲
Brisbane (inc Gold Coast)	111.33	0.00	+1.61%▲	+4.27%▲
Adelaide	118.01	+0.03▲	+0.76%▲	+1.48%▲
Perth	86.83	+0.01▲	+1.06%▲	-2.54%▼
5 capital city aggregate	145.21	+0.03▲	+2.21%▲	+9.94%▲

Source: <https://www.corelogic.com.au/research/daily-indices>

The unit prices across all our funds remain stable at \$1.00 per unit and the average weighted loan to valuation ratio in each of our funds remains low.

At present we have noticed little impact on our business, loan arrears are in line with historical averages and loans are continuing to be repaid.

We continue to see an increase in new loan applications and we expect this trend to continue over the coming months due predominately to long processing lead times by the banks.

We do however remain cautious in the current environment and continue to maintain a high cash position across our funds with a view to conservatively deploying funds as the economic recovery from the staged easing of the lockdown gets underway.

Invest better.™

Should you wish to discuss an investment in any of our funds please call us on 1300 269 419 and speak with Josh or Rob, or you can [book a time](#) for a call back at your convenience.

LATEST NEWS & INFORMATION

| ONLINE ADDITIONAL INVESTMENT APPLICATIONS

Since our new online application portal went live on 6th February 2020, we have received an increasing volume of applications using this service.

Existing investors who wish to use the new online application portal simply need to create an account and provide their existing 4-digit Client Investor Number during the additional investment application process.

Your information is protected via SSL and 2-factor authentication with the option of SMS or email verification, and as no further ID verification is required if your identity documents haven't changed since your original application, the entire process can be completed in minutes.

The portal is available for use to all investors and can be accessed by [clicking here](#).

The existing paper-based forms will continue to be available [here](#) for investors who are not yet ready to make the transition to online application forms.

Should you have any questions, please do not hesitate to contact our Investor Relations team on 1300 269 419.



| AN INTERESTING TRANSACTION

In early April we were approached by an existing borrower who enquired about a variation and extension to their current loan in order to provide additional cash flow to their business.

The variation was for a facility increase of \$100,000 to their existing 1st mortgage loan of \$141,000.

An updated valuation was conducted on the commercial property in Kallangur, Queensland, and came in at \$975,000.

The loan to valuation ratio on the increased facility of \$241,000 was 24.7%.

The loan was approved and the loan extended for a further 4 months at an interest rate of 15% per annum.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



ASCF Select Income Fund First Mortgage Fund		NEW ASCF Premium Capital Fund First Mortgage Fund		ASCF High Yield Fund First and Second Mortgage Fund	
Accepting Applications		Accepting Applications		Accepting Applications	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	5.00% pa	3 months	7.49% pa
6 months	6.50% pa	6 months	5.25% pa	6 months	7.79% pa
12 months	6.75% pa	12 months	5.50% pa	12 months	8.09% pa

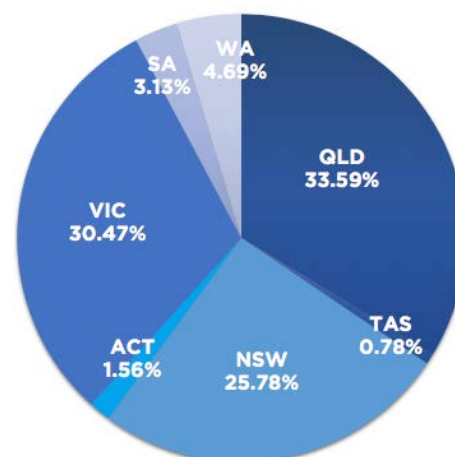
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Secure Capital Funds		
Australian Financial Service Licence (AFSL) and Australian Credit Licence (ACL) No.		491 201
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)	as at 30 April 2020	\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)	as at 30 April 2020	\$1.00
Unit Price for ASCF Premium Capital Fund	as at 30 April 2020	\$1.00
Income Distribution	for March 2020	Paid
Total Funds Under Management for: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund	as at 30 April 2020	\$ 110,461,963.10
Average Weighted Loan to Valuation Ratio (LVR) for ASCF Select Income Fund	as at 30 April 2020	54.89%
Average Loan Size for ASCF Select Income Fund	as at 30 April 2020	\$1,037,501.37
Average Weighted Loan to Valuation Ratio (LVR) for ASCF High Yield Fund	as at 30 April 2020	65.43%
Average Loan Size ASCF High Yield Fund	as at 30 April 2020	\$704,236.94
Percentage of ASCF High Yield Fund 1st Mortgage Loans on a Weighted Basis	as at 30 April 2020	67.79%
Percentage of ASCF High Yield Fund 2nd Mortgage Loans on a Weighted Basis	as at 30 April 2020	32.21%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 30th April 2020, please [click here](#).



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 24 months

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

CALL US TODAY ON 1300 269 419

Or
[click here](#)



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