



ASCF

Australian Secure Capital Fund

MONTHLY

INVESTMENT UPDATE

April 2022

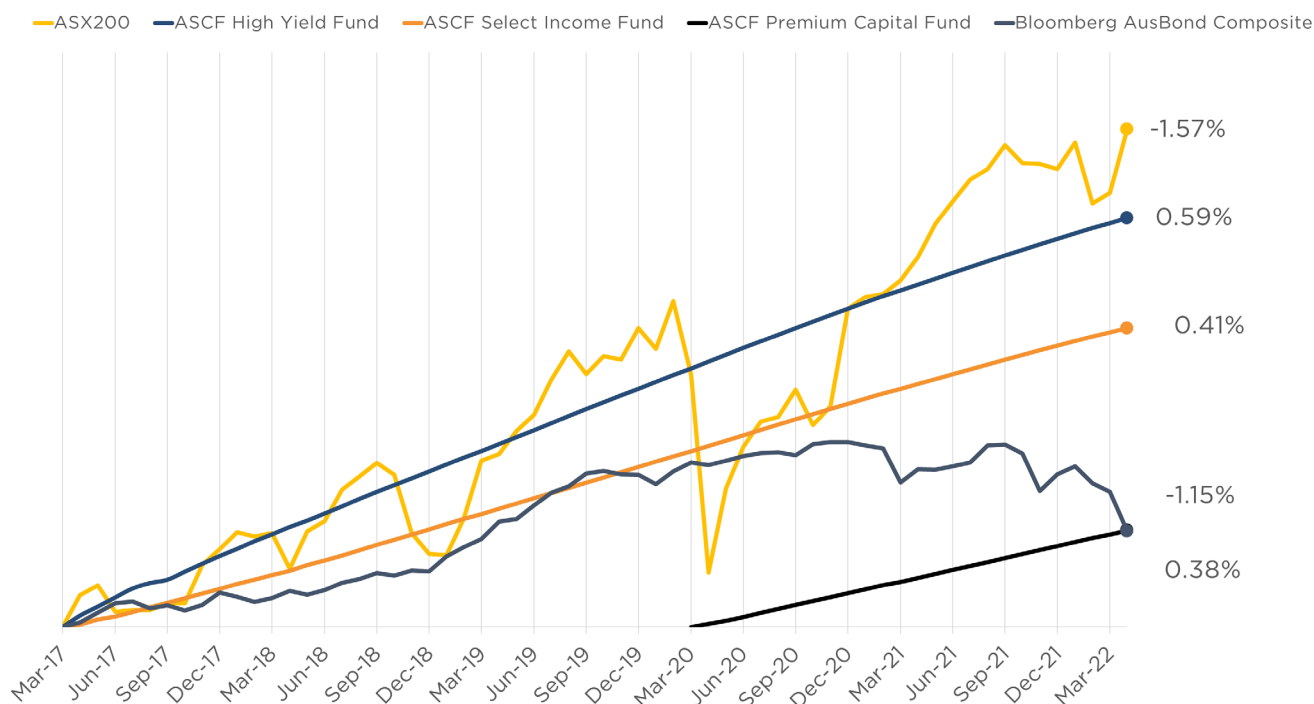
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TRADING ACTIVITY

MONTHLY FUND GROWTH & PERFORMANCE

Our pooled retail investments have increased from \$211,943,994.43 in March to \$216,537,354.43 as of the 29th of April (+2.17%) and new investments across all our retail funds are continuing to grow.



Source: [Australian Fund Monitors](#), [Bloomberg](#), [Investing.com](#)

Note 1: ASCF Premium Capital Fund began in February of 2020

Note 2: Past performance is not indicative of future performance.

Funds Under Management

	Feb-22	Mar-22	Apr-22
ASCF High Yield Fund	\$119,451,226.37	\$125,678,614.88	\$129,669,474.88
ASCF Select Income Fund	\$55,892,903.73	\$57,018,903.73	\$57,500,403.73
ASCF Premium Capital Fund	\$29,605,475.82	\$29,246,475.82	\$29,367,475.82
Combined FUM	\$204,949,605.92	\$211,943,994.43	\$216,537,354.43

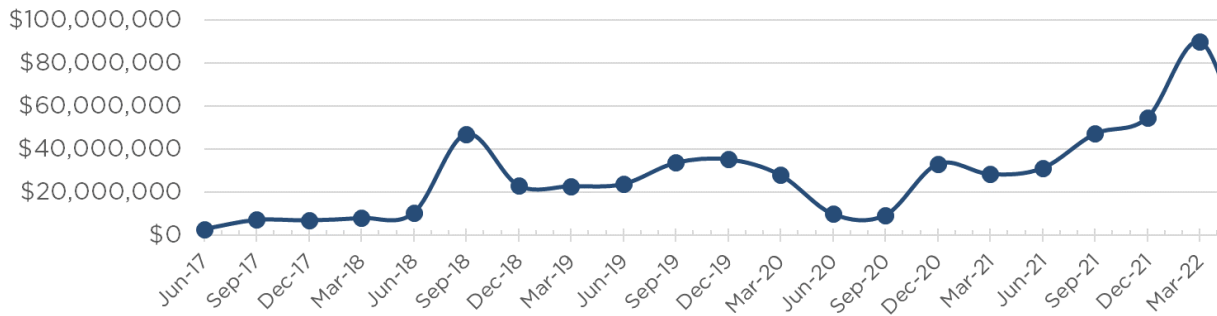
The unit price across all three of our retail funds remains stable at \$1.00.

All monthly distributions have been paid in full for the month of April.

LENDING ACTIVITY

Loan originations this month were \$6,977,000, with an increasing proportion being originated via our online origination portal.

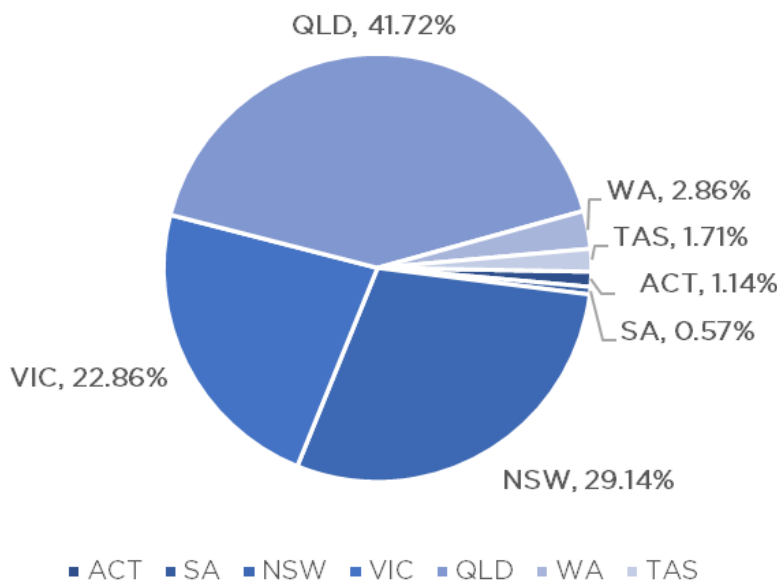
Quarterly Loan Settlements



Current Loans by Fund Source

	ASCF High Yield Fund	ASCF Select Income Fund	ASCF Premium Capital Fund
1st Mortgage Loans	73.76%	Select Income & Premium Capital Funds only provide financing for 1st mortgage securities.	
2nd Mortgage Loans	11.23%		
1st & 2nd Mortgages	15.01%		
Avg. Weighted LVR	68.88%	64.02%	39.00%
Avg. Loan Size	\$1,260,031.23	\$1,063,322.92	\$937,334.46

Geography of Current Loans



MARKET UPDATE

QUICK INSIGHTS

To Buy or Not to Buy?

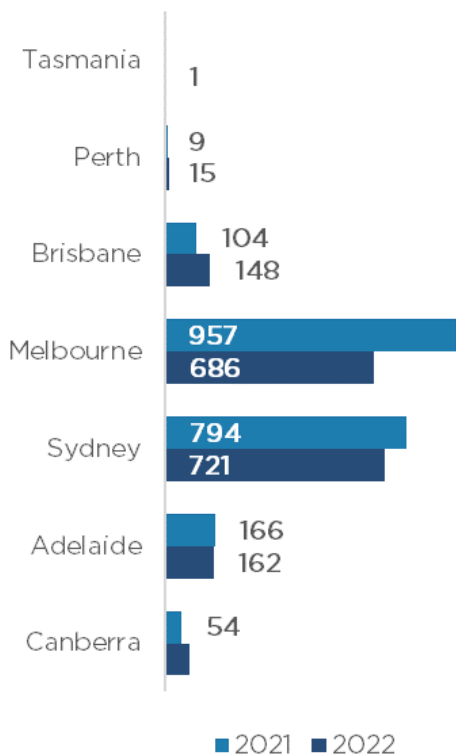
Interest rates have never been lower, and with the number of rental homes falling for some time, many are discovering purchasing a home to be more affordable than renting.

Beach-Day Boom

A six-bedroom, three-floor home in Noosa is set to break records in a startling show of growth in the housing market. The property was built in 1985 on land costing only \$90,000 (\$274,015 inflation-adjusted). However, the home is now set to sell for over \$17 million!

Source: Australian Financial Review, [Article 1](#), [Article 2](#)

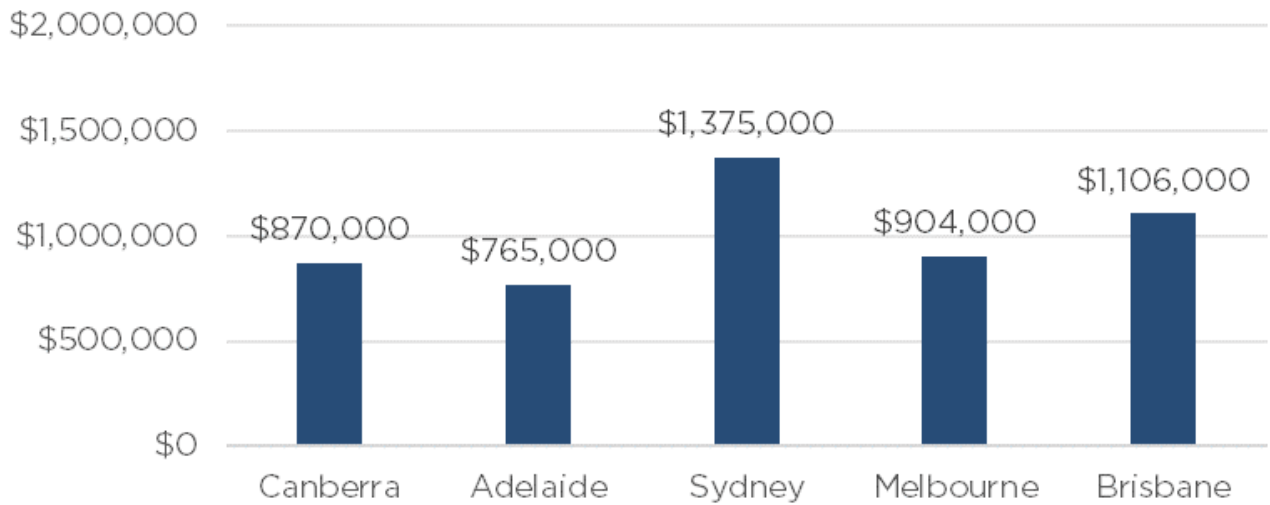
AUCTIONS 25th-29th April



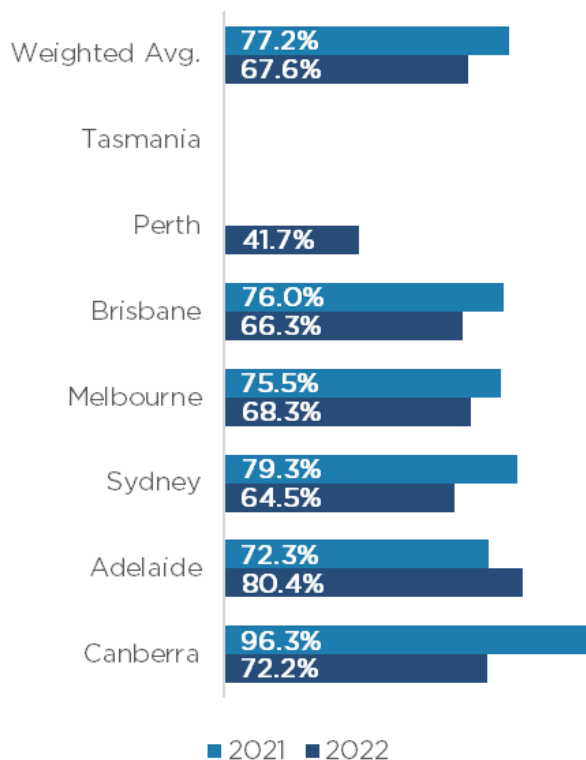
The number of auctions across Australia's eight capitals fell from 2,087 to 1,813 (-13.13%) this week compared to last year, with Melbourne conducting 271 fewer auctions (-28.32%), Sydney with 73 fewer (-9.19%), Brisbane with 44 more (+42.32%), and the remainder of the country at 274 less auctions than the same period in 2021.

Source: [CoreLogic](#)

Median Auction Sale Prices



CLEARANCE RATES 25th-29th April



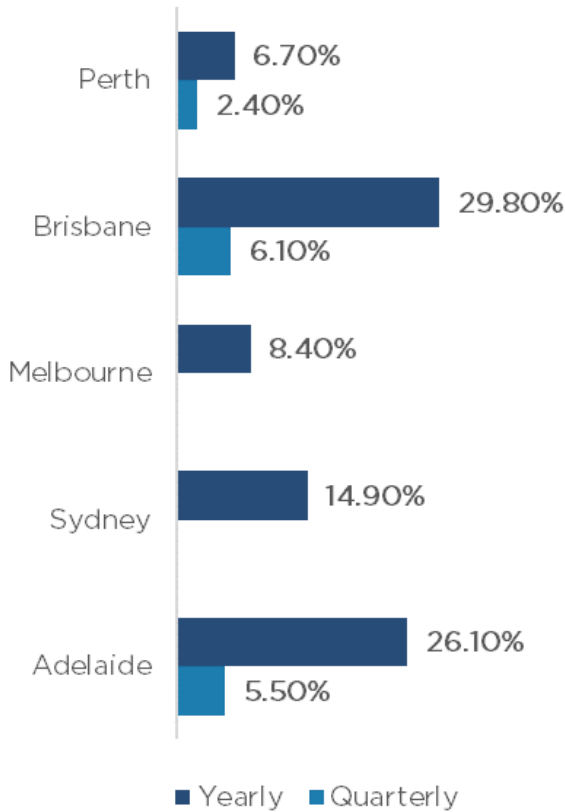
The weighted average clearance rate across the country is slightly lower than last year at 67.6% compared to 2021's 77.2% clearance rate (-9.60%).

Other cities across the board also achieved rates marginally lower than last year, with the exception of Perth, and the reigning champion of exceptions to rule, Adelaide.

Perth increased by +41.7% and Adelaide by a further +8.10% compared to the previous year, with Canberra being pushed down in comparison (-24.10%).

Source: **CoreLogic**

PROPERTY VALUES as at 29th April



Aggregated property values across the country on a yearly basis have continued to grow (+14.50%), with the highest performer being Brisbane (+29.80%), followed closely by Adelaide (+26.20%) once again.

Source: **CoreLogic**

The statistics from the next several months will be interesting with the Reserve Bank expected to start increasing rates next week; however, this may be delayed until June, pending the upcoming federal election.

WHY INVEST WITH US?

Anastasia Woolmer
- Investing



Our pooled mortgage funds aim to provide a predictable monthly interest distribution to investors. But how have we performed so far?

Since its inception in 2016, we have paid all investors the advertised distribution rate in full each month and no investor has ever lost any capital. We have continued to grow, even through a challenging and changing environment. Curious to see more in-depth performance statistics?

See our **Performance History** to view past averages of the interest paid to investors. Investors' capital and interest payments are not capital guaranteed and our past performance is not an indicator of future performance.

AN INTERESTING TRANSACTION

Joe Bennett
- Lending



PROBLEM:

A broker approached ASCF on behalf of their client in February, who required funding to facilitate the purchase of a new home close to the picturesque Blue Mountains. Unfortunately, the borrower did not have the cash on hand to realise their dream of a tranquil mountainside life. However, the borrower did own a home in the rural village of Orange, New South Wales, and wished to sell the property after moving.

SOLUTION:

After ASCF obtained an independent valuation, we were able to approve a bridging loan of \$217,000 at 8.45% pa for a 3-month term, with an LVR of 53.17%. The borrower used the funds to successfully purchase their new home and repaid their loan this month from the sale of their Orange village property.

KEY FUND INFORMATION

Targeted Distribution Rates

ASCF High Yield Fund			ASCF Select Income Fund			ASCF Premium Capital Fund		
3 Months	6 Months	12 Months	3 Months	6 Months	12 Months	6 Months	12 Months	24 Months
4.85%	5.15%	5.50%	4.50%	4.75%	5.00%	4.50%	4.75%	5.00%

*Distribution rates are not guaranteed nor a forecast. Lower than expected returns may not be achieved. Targeted distribution rates are paid net of all fund costs and management fees. Investment in the mortgage Funds is not a bank deposit and investors risk losing some or all of their capital. Read the [PDS](#) and [TMDs](#), available from our website for more information.

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