



MONTHLY INVESTMENT UPDATE

AUGUST 2019 // PREPARED BY



LATEST NEWS & INFORMATION

| PROPERTY MARKETS: ECONOMIC STATE OF PLAY

The Sydney auction clearance rates hit 2 year highs last weekend evidencing continued stability and consumer confidence in the NSW property market. With over 83% of our loans in NSW, Queensland and Victoria all three of these markets are now in positive territory. The low interest environment has created stability and positive momentum and with APRA continuing to reduce the bank impediments on lending we believe we will continue to see stable to moderate growth across these markets and a period of stability across the other states.

There has, however been much talk in the media of late regarding a world recession due to the ongoing US China trade war. Certainly it is evident that China seems to be feeling the effects. However, with unemployment rates in the US at historical lows, a US corporate sector which is now more competitive through lower taxes and China, now more so than ever a consumption driven economy as opposed to export driven we consider the current hysteria over a potential world recession to be media hype.

It seems unlikely China will allow the trade war to go on much longer as they appear to be bearing the economic brunt of the trade war as the US bolsters its agricultural subsidies. The US has also concluded trade deals with countries such as Japan to help US farmers, some of which have felt the impact of the Chinese tariffs. From a balanced viewpoint, it would seem that the US can sustain a trade war with China longer than China can and as a result it would be surprising if a trade deal was not concluded prior to year end.



AUGUST 2019

AN INTERESTING TRANSACTION

with Joe Bennett

Senior Relationship Executive

| AN INTERESTING TRANSACTION

A Finsure broker contacted ASCF on behalf of his clients who needed to urgently settle a residential land purchase in Greenvale Victoria for \$232,000. The developer issued them with a notice to settle and the customer could not obtain funding in time to settle.

The purchase price was \$355,000 which was confirmed by valuation at that price. We advanced \$230,000 at 65% LVR and capitalised the interest for 2 months @ 15% per annum. We settled the transaction on the 8th August and the loan is booked in to be refinanced through their bank on the 9th September 2019.

LATEST NEWS & INFORMATION



| ASCF INVESTOR PORTAL IS NOW LIVE

We are pleased to announce that the online ASCF Investor Portal is now live. Current investors now have the ability to log in and view their current investment accounts as well as access a number of features such as being able to view account transactions, withdrawals and interest payments. The Portal also allows investors to access files such as tax certificates and request changes to contact details.

The Investor Portal is accessible online through the website and also through the ASCF App which can be downloaded on smart mobile devices. The Portal has been set up with a two-factor authorisation log in to ensure all personal information is protected.

All Investors will receive an email outlining their log on details to set up their Investor Portal access next week. If you have any questions please contact us.

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

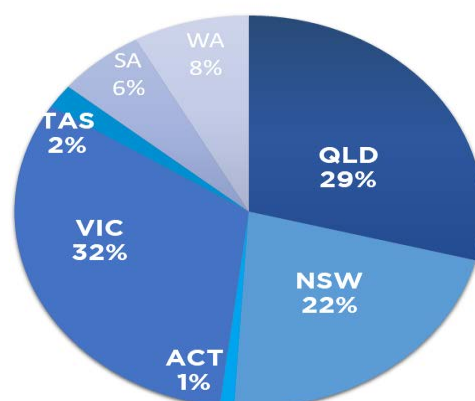
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 29 August	\$1.00
ASCF#2 Unit Price as at 29 August	\$1.00
Income Distribution for July	Paid
ASCF #1 and ASCF #2 Funds under management as at 29 August	\$83,669,982.03
Average Weighted Loan to Valuation Ratio ASCF#1 as at 29 August	63.82%
Average Loan Size ASCF#1 as at 29 August	\$784,660.25
Average Weighted Loan to Valuation Ratio ASCF#2 as at 29 August	65.13%
Average Loan Size ASCF#2 as at 29 August	\$520,075.42
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 29 August	71.76%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 29 August	28.24%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 29th August 2019, 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 12 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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