



# MONTHLY INVESTMENT UPDATE

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FEB 2018 // PREPARED BY





# ASCF

## Australian Secure Capital Fund

MONTHLY INVESTMENT UPDATE | FEBRUARY 2018

Australian Secure Capital Fund Ltd is pleased to provide this monthly investment update to our investors for the month of January 2018. We are continuing to see strong demand for residential property bridging finance loans from borrowers, with the banks continuing to tighten their loan criteria and increasing their loan approval times.

### 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.

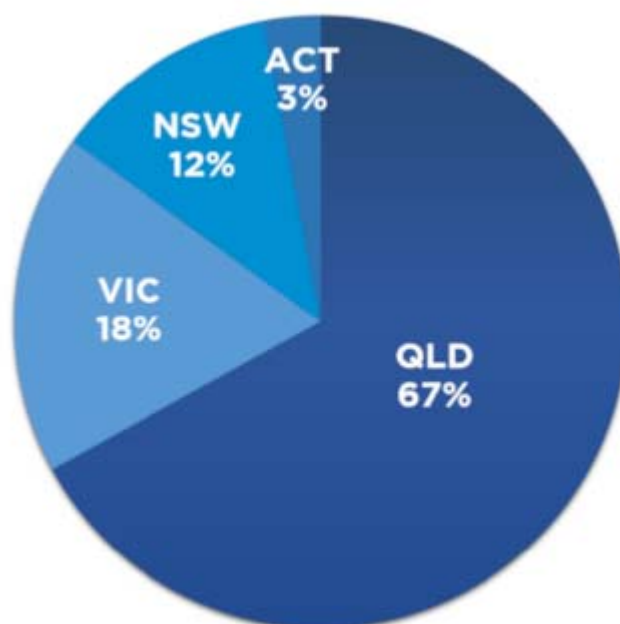
KEY FUND INFORMATION	
Manager	Australian Secure Capital Fund Ltd.
Custodian	Australian Executors Trustees (AET)
Auditor	Grant Thornton
Australian Financial Service License No. and Australian Credit License No.	491201
ASCF#1 Unit Price as at 31 January	\$1.00
ASCF#2 Unit Price as at 31 January	\$1.00
Income Distribution for January	Paid
Average Weighted Loan to Valuation Ratio ASCF#1	62%
Average Weighted Loan to Valuation Ratio ASCF#2	58%
Minimum Initial Investment Amount	\$20,000
Minimum Additional Investment	\$5,000
Maximum Investment	No maximum
Minimum Investment Term	3 months
Entry & Exit fees	Nil
Withdrawals	1 to 3 months notice depending on initial investment
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 12 February 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 lend 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**

**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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