



MONTHLY INVESTMENT UPDATE

FEB 2019 // PREPARED BY



ASCF
Australian Secure Capital Fund



ASCF

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MONTHLY INVESTMENT UPDATE | FEBRUARY 2019

Australian Secure Capital Fund is pleased to provide this monthly update to our investors.

LATEST NEWS & INFORMATION

| IMPACT OF THE ROYAL COMMISSION'S REPORT ON ASCF

As you are aware, the Royal Commission handed down their report into misconduct in the Banking, Superannuation, and Financial Services Industry earlier this month. We reviewed the Commissions findings and are please to advise that pursuant to Recommendation 1.9, no changes will be made to the NCCP Act extending its lending guidelines to small business loans.

The Commissioner decided that "extending the responsible lending obligations in the NCCP Act would likely increase the cost of credit for small business and reduce the availability of credit. I am not persuaded that the benefits to be gained in individual cases from applying the NCCP Act to small business outweigh the overall costs of taking that step. I therefore do not consider that the NCCP Act should be amended to extend its operation to lending to small businesses."

As a result, no recommendations were made which in any way impact or affect ASCF or our assessment processes and terms on the loans we provide.



| Biggest Week in Settlements Ever

As we continue to see falls in the median house price values in Sydney and Melbourne, the Australian Bureau of Statistics released home loan figures



| An Interesting Transaction


A large transport operator found himself against the wall with the ATO beginning final proceedings against his unpaid taxes. The client was asset rich & cashflow poor, leaving him unable to

revealing the number of new mortgages taken out across the country with traditional lenders has dropped to the lowest point since the GFC. With borrowers facing increasing challenges, our efficient loan solutions are in high demand and we have just recorded our biggest week in loan settlements ever.

pay off all of the debt.

With seven days to pay his outstanding bills, ASCF was able to offer funding against his commercial property at a proposed LVR of 55.53%, allowing him to settle his taxes on time without disrupting his business operations.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



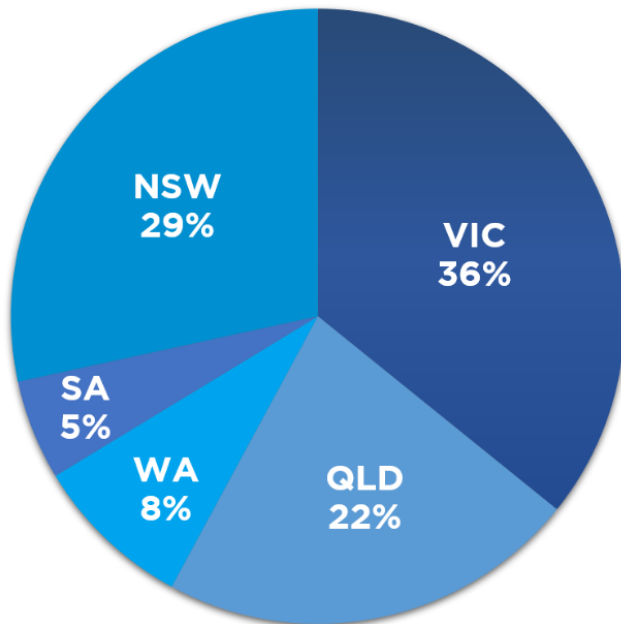
ASCF#1 First Mortgage Fund		ASCF#2 First and Second Mortgage Fund	
Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	7.99% pa
6 months	6.50% pa	6 months	8.29% pa
12 months	6.75% pa	12 months	8.69% pa
24 months	7.19% pa	24 months	9.09% pa

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

KEY FUND INFORMATION

Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 27 February	\$1.00
ASCF#2 Unit Price as at 27 February	\$1.00
Income Distribution for January	Paid
ASCF #1 and ASCF #2 Funds under management as at 27 February	\$62,056,069
Average Weighted Loan to Valuation Ratio ASCF#1 as at 27 February	65.80%
Average Loan Size ASCF#1 as at 27 February	\$742,134.69
Average Weighted Loan to Valuation Ratio ASCF#2 as at 27 February	60.25%
Average Loan Size ASCF#2 as at 27 February	\$540,353.19
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 27 February	64.39%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 27 February	35.61%

ASCF CURRENT LOANS BY STATE



To view a current summary of our loans as at 27th February 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 | * High liquidity fund due to the short-term nature of our loans |
| * No construction loans to developers | * Capital stability |
| * Low loan to valuation ratios with a maximum 80% loan of property valuation | * 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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