



# MONTHLY INVESTMENT UPDATE

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FEBRUARY 2020 // PREPARED BY



# LATEST NEWS & INFORMATION

## | NEW FUND LAUNCH - ASCF PREMIUM CAPITAL

ASCF is pleased to announce the launch of its new pooled mortgage fund, ASCF Premium Capital.

Key fund features include:

- Minimum investment amount \$10,000
- No entry or exit fees
- Interest paid monthly
- Reserve Account
- Interest Spread Protection
- 1st mortgage security only
- A maximum loan-to-valuation ratio (LVR) of 70%

Interest spread protection applies should an impairment or capital loss on a mortgage investment occur. This is an added measure of capital protection offered to Investors in the ASCF Premium Capital Fund only.

ASCF Premium Capital pays investors:

- 5.00% per annum for a 3-month investment term
- 5.25% per annum for a 6-month investment term
- 5.50% per annum for a 12-month investment term

## | UPDATED PRODUCT DISCLOSURE STATEMENT

With the launch of our new fund, and changes to the existing funds, we have updated our Product Disclosure Statement (PDS) effective February 3<sup>rd</sup> 2020.

The new PDS is available for download on our website by [clicking here](#).

The main changes relate to the change of names to our existing funds and the addition of the new fund ASCF Premium Capital.

The minimum amount for a new investment in ASCF Premium Capital is \$10,000.

The minimum investment for our existing funds has also changed as follows:

- ASCF Select Income (formerly ASCF #1), the minimum amount for a new investment is now \$25,000
- ASCF High Yield (formerly ASCF #2), the minimum amount for a new investment is now \$50,000.

## Invest better.<sup>TM</sup>

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

## | NEW ONLINE APPLICATION PORTAL

Our new online investor application portal went live on 6<sup>th</sup> February 2020. The portal is available for use by new and existing investors and can be accessed by [clicking here](#).

Existing investors who wish to use the online application forms simply need to create an account and provide their Client Investor Number during the sign up process. Once registered, they will be able to make additional or new investments.

New investors will benefit from this streamlined application process, which guides you through the application process with a series of multiple choice options so your application is completed in minutes.

ID verification for individuals, companies and self managed superannuation funds is completed online and in real time allowing your application to be processed without delay.

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.



## AN INTERESTING TRANSACTION

with Joe Bennett  
Senior Relationship Executive

## | AN INTERESTING TRANSACTION

This month we were approached by a borrower to provide funding to facilitate the purchase of vacant residential land in Mentone, Victoria, as their original lender withdrew their offer at the last minute. The seller issued a rescission notice on the property, and the borrower's deposit was at risk.

The borrower was seeking \$2,500,000 with a 6-month facility term enabling sufficient time to refinance with a traditional lender.

A letter of offer was issued after valuations on the properties offered as security for the loan were confirmed at \$5,050,000.

The interest rate charged was 15.0% per annum with a loan to valuation ratio of 49.5%.



## ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



INTRODUCING ASCF Premium Capital Fund First Mortgage Fund		ASCF Select Income Fund First Mortgage Fund		ASCF High Yield Fund First and Second Mortgage Fund	
Open for Investment		Open for Investment		Closed to New Investors	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	5.00% pa	3 months	6.25% pa	3 months	7.49% pa
6 months	5.25% pa	6 months	6.50% pa	6 months	7.79% pa
12 months	5.50% pa	12 months	6.75% pa	12 months	8.09% pa

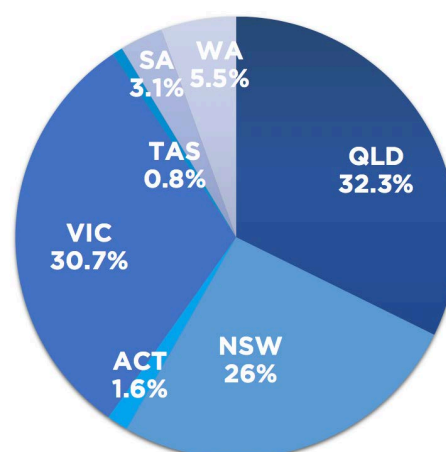
Rates paid are net of all fund costs and management fees.

### KEY FUND INFORMATION

Australian Secure Capital Funds		
Australian Financial Service Licence (AFSL) and Australian Credit Licence (ACL) No.		491 201
Unit Price for ASCF Premium Capital Fund	as at 28 February 2020	\$1.00
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)	as at 28 February 2020	\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)	as at 28 February 2020	\$1.00
Income Distribution	for January 2020	Paid
Funds Under Management for: ASCF Select Income Fund, ASCF High Yield Fund & ASCF Premium Capital Fund	as at 28 February 2020	\$110,698,016.68
Average Weighted Loan to Valuation Ratio (LVR) for ASCF Select Income Fund	as at 28 February 2020	61.34%
Average Loan Size for ASCF Select Income Fund	as at 28 February 2020	\$961,504.77
Average Weighted Loan to Valuation Ratio (LVR) for ASCF High Yield Fund	as at 28 February 2020	58.27%
Average Loan Size ASCF High Yield Fund	as at 28 February 2020	\$672,263.58
Percentage of ASCF High Yield Fund 1st Mortgage Loans on a Weighted Basis	as at 28 February 2020	66.44%
Percentage of ASCF High Yield Fund 2nd Mortgage Loans on a Weighted Basis	as at 28 February 2020	33.56%

## | ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 28<sup>th</sup> February 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 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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