



MONTHLY INVESTMENT UPDATE

FEBRUARY 2021 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

The outlook for 2021 continues to remain positive as February brought the rollout of the first stage of vaccines to Australia. Phase 1a of the rollout plan has begun, with quarantine and border workers, frontline healthcare and the staff and residents at aged care centres around the country the first in line to receive the vaccine.

The news of the vaccine rollout appears to have prompted a positive response in the housing market with over 2000 properties heading to auction in the second last week of February. Auction clearance rates also continue to soar with an average weighted clearance rate of 84.4% across the seven capital cities, the highest level since May 2015.

This follows consumer sentiment of a “seller’s market” with clearance rates in Canberra reaching 92.4%, followed by 88.2% in Sydney, 85.4% in Adelaide, 82.2% in Melbourne and 79.4% in Brisbane, whilst Perth had just a 50% clearance rate and no auctions in Tasmania.

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	88.2%	769	654	577	77	74.5%	963
Melbourne	82.2%	1,061	908	746	162	76.1%	1,248
Brisbane	79.4%	91	68	54	14	45.1%	103
Adelaide	85.4%	73	48	41	7	54.3%	94
Perth	50.0%	21	10	5	5	25.0%	30
Tasmania	n.a.	0	0	0	0	n.a.	3
Canberra	92.4%	79	66	61	5	74.0%	76
Weighted Average	84.4%	2,094	1,754	1,484	270	72.7%	2,517

Source: <https://www.corelogic.com.au/news/over-2000-homes-taken-auction-across-combined-capital-cities>

ASCF Funds Under Management (FUM) continue to increase, with close to \$135m invested across our retail funds.

Our loan originations remain strong with record loan enquiries through both our broker networks and our online loan origination portal as borrowers seek to make the most of opportunities that are presenting themselves in the current market.

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

| CHANGES TO ASCF DISTRIBUTION RATES

RBA governor Philip Lowe announced earlier this month that the historically low cash rate of 0.1% is likely to remain unchanged until at least 2024. As such, to remain competitive in the private lending market the decision has been made to reduce distribution rates across our retail investment funds.

Investment Term	Premium Capital (Reduced by 0.15%)	Select Income (Reduced by 0.35%)	High Yield (Reduced by 0.35%)
3 months	4.85%	5.70%	6.65% pa
6 months	5.10%	5.95%	6.95% pa
12 months	5.35%	6.20%	7.25% pa
24 months (NEW)	5.55%	Not Applicable	Not Applicable

The new rates will be effective from Thursday 1st April 2021.

LATEST NEWS & INFORMATION

The distribution rate on all current investments will remain unchanged until the maturity date; however, the new rates will be applied to current investments in the ASCF Premium Capital Fund, ASCF Select Income Fund and the ASCF High Yield Fund when they are rolled for new terms on maturity.

On the 1st of April, we will also be launching a 24-month investment account for the ASCF Premium Capital Fund with a distribution rate of 5.55% pa.

Should you have any questions regarding the new rates, please do not hesitate to contact our Investor Relations team on 1300 269 419.



AN INTERESTING TRANSACTION

with Joe Bennett
Senior Relationship Executive

| AN INTERESTING TRANSACTION

At the start of February, we were approached by a borrower to purchase a residential property in Magenta, NSW which they were currently renting.

As finance for their purchase had not yet been approved and settlement was imminent, we were asked to assist with funding for the purchase.

The property was valued at \$1.7 million, and a loan of \$955,000 at 10.50% per annum was granted for a 6-month term secured by a 1st mortgage.

The loan to valuation ratio was 56.18% and the borrower will exit via refinance.

Invest better.TM

Should you wish to discuss an investment in any of our funds please call us on 1300 269 419 and speak with Rob or Anastasia, or you can [book a time](#) for a call back at your convenience.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



ASCF Premium Capital Fund First Mortgage Fund		ASCF Select Income Fund First Mortgage Fund		ASCF High Yield Fund First and Second Mortgage Fund	
Accepting Applications		Accepting Applications		Accepting Applications	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	5.00% pa	3 months	6.05% pa	3 months	7.00% pa
6 months	5.25% pa	6 months	6.30% pa	6 months	7.30% pa
12 months	5.50% pa	12 months	6.55% pa	12 months	7.60% pa

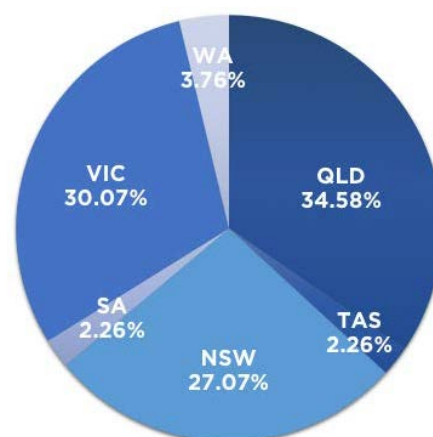
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Secure Capital Funds Australian Financial Services Licence (AFSL) and Australian Credit Licence (ACL) Number			491 201	
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)		as at 26 February 2021		\$1.00
Unit Price for ASCF Premium Capital Fund		as at 26 February 2021		\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)		as at 26 February 2021		\$1.00
Income Distribution		For January 2021		PAID
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund		as at 26 February 2021		\$134,944,106.22
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 26 February 2021	47.97%	50.38%	72.07%
Average Loan Size	as at 26 February 2021	\$492,379.42	\$960,630.14	\$866,638.44
Percentage of 1 st Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 26 February 2021	100%	100%	70.64%
Percentage of 2 nd Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 26 February 2021	0%	0%	29.36%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 26th February 2021, 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 24 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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