



MONTHLY INVESTMENT UPDATE

JUL 2018 // PREPARED BY





ASCF

Australian Secure Capital Fund

MONTHLY INVESTMENT UPDATE | JULY 2018

Australian Secure Capital Fund is pleased to provide this monthly update to our investors. Over the last 30 days, ASCF has settled over \$12 million in new loan transactions and continues to see considerable growth in the loan origination side of the business. Our loan demand is accelerating as we continue to foster and grow our broker network both through the Finsure Aggregator panel and through direct broker relationships. ASCF would like to congratulate the Finsure team for being awarded the No.1 Mortgage Broker Aggregator in Australia for 2018 by Mortgage Professional Australia.

AN INTERESTING RECENT TRANSACTION

A borrower sold his unencumbered home in Sydney for \$1.5m and contracted to purchase a new residence within which to reside for \$700,000. Unfortunately the sale of his property fell through at the last minute and he needed \$315,000 to complete the purchase of his new residence until a new buyer could be found for his existing residence. ASCF was able to provide funds to the borrower within 5 days of being approached by quickly assessing, approving and processing the loan enabling funds to be advanced so he did not lose his deposit on the new property he was buying. The overall loan to valuation ratio was 21% and the interest rate 15% with a minimum interest period of 2 months. Funds were subsequently repaid within 3 weeks of the loan being drawn.

ANNUAL TAX STATEMENTS

Annual Tax Statements have been issued to all investors. Should you not have received a statement or have any queries please contact our investor relations team on 1300 269 419.

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

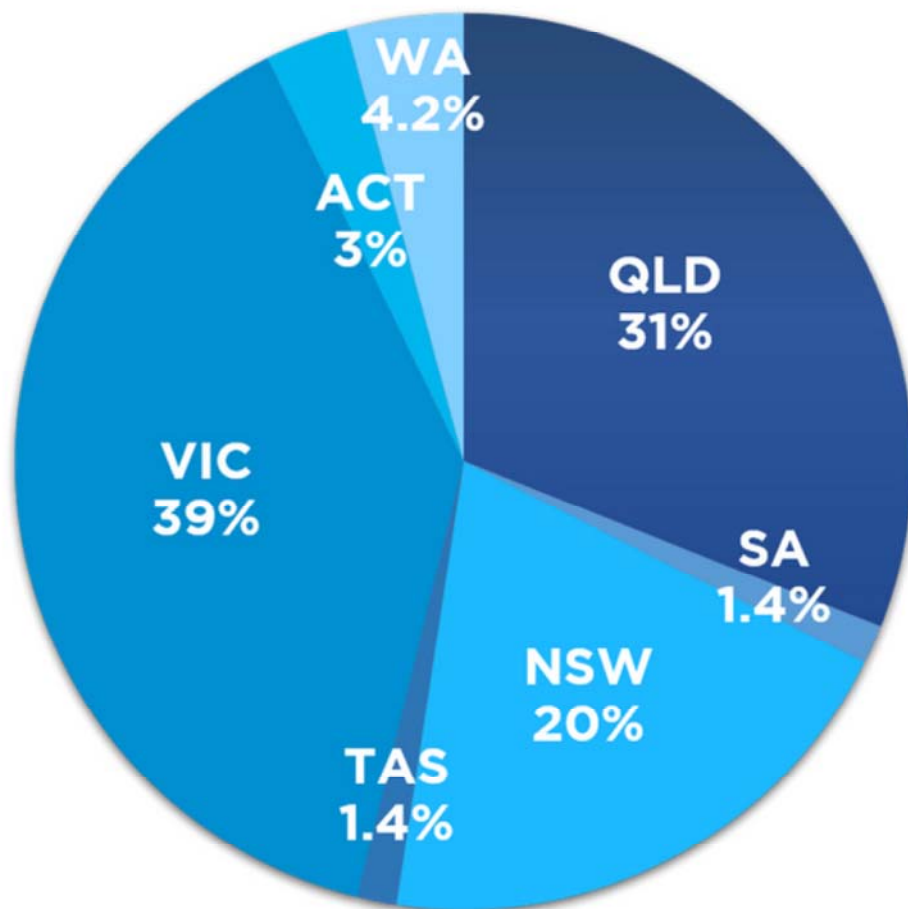
To invest in short-term loans secured by registered mortgages against Australian property in order to provide our investors with a secure fixed monthly return on their investment.

KEY FUND INFORMATION	
Manager	Australian Secure Capital Fund Ltd.
Custodian	Australian Executors Trustees (AET)
Auditor	Grant Thornton
Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 31 July	\$1.00
ASCF#2 Unit Price as at 31 July	\$1.00
Income Distribution for June	Paid
ASCF #1 and ASCF #2 Funds under management as at 31 July 2018	\$36,564,477
Average Weighted Loan to Valuation Ratio ASCF#1 as at 31 July	62.16%
Average Loan Size ASCF#1 as at 31 July	\$708,180
Average Weighted Loan to Valuation Ratio ASCF#2 as at 31 July	62.08%
Average Loan Size ASCF#2 as at 31 July	\$415,167
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 31 July	61.83%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 31 July	38.17%
Minimum Initial Investment Amount	\$20,000
Minimum Additional Investment	\$5,000
Minimum Investment Term	3 months
Entry & Exit fees	Nil
Withdrawals	1 to 3 months notice depending on initial investment term
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 31st July 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 loan 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 OR

[CLICK HERE](#)

BE INFORMED

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