



# MONTHLY INVESTMENT UPDATE

---

JULY 2019 // PREPARED BY



# LATEST NEWS & INFORMATION

## | ASCF PERIODIC STATEMENT

Annual Periodic Statements & Transaction Summaries have been issued to all investors for the financial year ending 30th June 2019. Should you not have received a statement or have any queries please contact our investor relations team on 1300 269 419.



JULY 2019

## AN INTERESTING TRANSACTION

with Joe Bennett  
Senior Relationship Executive

## | AN INTERESTING TRANSACTION

A corporate borrower sought \$130,000 gross loan amount on a 2nd mortgage to undertake maintenance and minor renovations on an investment property at Anglesea in Victoria to prepare the property for sale. The borrowers sought 6 months prepaid interest with a 12 month term giving them 6 months to complete the proposed works and up to 6 months to complete the sale process.

On valuation, the LVR was 52% giving us the comfort to provide a 12 month financing option at 24% per annum. We met the customers needs and they are now moving forward with the renovation works.



## | ASCF INVESTOR PORTAL

We are pleased to advise that the online ASCF Investor Portal will be released during August. This will give current investors the ability to log in and view their current investment accounts. The Portal will include a number of features such as being able to view account transactions, withdrawals and interest payments. Investors will be able to access files such as tax certificates and request change of contact details.

The Investor Portal will be accessible online and also through the ASCF App on smart mobile devices. The Portal has been set up with a two-step authorisation log in to ensure all personal information is protected. All Investors will receive an email outlining their log on details to set up their portal access at the time of the release.

## 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

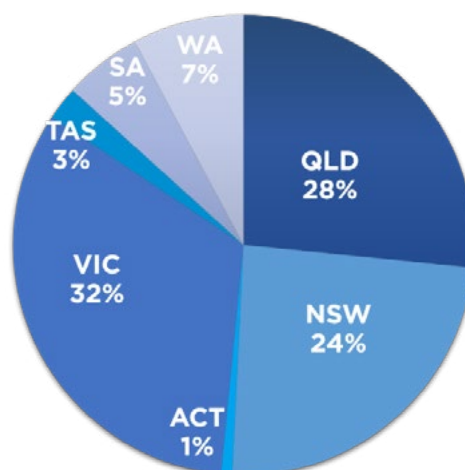
Rates paid are net of all fund costs and management fees.

### KEY FUND INFORMATION

Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 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	\$78,894,782.03
Average Weighted Loan to Valuation Ratio ASCF#1 as at 31 July	61.64%
Average Loan Size ASCF#1 as at 31 July	\$682,433.49
Average Weighted Loan to Valuation Ratio ASCF#2 as at 31 July	63.95%
Average Loan Size ASCF#2 as at 31 July	\$447,341.10
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 31 July	61.05%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 31 July	38.95%

### | ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 31st July 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
- \* 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](#)



This newsletter and the information contained in it has been issued by Australian Secure Capital Fund Ltd ACN 613 497 635 AFS licence and credit licence no. 491201 (ASCF). ASCF is the responsible entity for the ASCF #1 Fund ARSN 616 367 410 and the ASCF #2 Fund ARSN 616 367 330 (Funds).

This newsletter contains general information only and should not be considered as giving financial product advice by ASCF. It does not purport to be complete, nor does it take into account your investment objectives, financial situation or needs. Prospective investors should consider those matters and read the product disclosure statement (PDS) for the Funds in its entirety before making an investment decision. A copy of the PDS can be downloaded from our website. As with all investments, each Fund is subject to risks, including loan default, security, priority and enforcement risk. If these risks eventuate, they may result in a reduction in the value of your investment in the Funds and/or a reduction or cessation of distributions. The performance of the Funds, the repayment of capital or of any particular rate of return is not guaranteed. This information in this newsletter and in the PDS is not a recommendation by ASCF or any of its officers, employees, agents or advisers and potential investors are encouraged to obtain independent expert advice before any investment decision. Whilst all care has been taken in preparation of this newsletter, to the maximum extent permitted by law, ASCF will not be liable in any way for any loss or damage suffered by you through use or reliance on this newsletter.