



MONTHLY INVESTMENT UPDATE

JULY 2020 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

Since our [last update](#), the easing of restrictions across most Australian states has continued as planned. As predicted, Victoria has experienced a setback resulting in further tightening of their restrictions toward the end of the month.

Whilst the Victorian “second wave” has delayed the reopening of some borders, recent auction clearance rates provided by CoreLogic have remained stable across most capital cities, with a preliminary weighted average of 59.2%.

Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	68.3%	602	476	325	151	75.7%	394
Melbourne	49.8%	545	450	224	226	71.7%	544
Brisbane	43.9%	69	41	18	23	37.1%	70
Adelaide	60.7%	62	28	17	11	46.4%	65
Perth	28.6%	14	7	2	5	45.5%	17
Tasmania	n.a.	1	1	1	0	n.a.	2
Canberra	80.5%	51	41	33	8	55.6%	32
Weighted Average	59.2%	1,344	1,044	620	424	68.6%	1,124

Source: <https://www.corelogic.com.au/news/preliminary-clearance-rate-holds-firm-volumes-increase-across-capital-cities>

In regards to property prices across capital cities, prices are up an average of 7.8% for the year however the June quarter showed a reduction across most capital cities, with an average loss of 0.8%, achieving a better performance than many economists had previously forecast.

Research also suggests that the additional Government grants for first home buyers may actually lead to an increase in property values.

Index results as at June 30, 2020

	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	-0.8%	-0.8%	13.3%	16.7%	\$875,749
Melbourne	-1.1%	-2.3%	10.2%	13.8%	\$683,529
Brisbane	-0.4%	-0.2%	4.4%	8.4%	\$503,148
Adelaide	-0.2%	0.7%	2.0%	6.5%	\$440,267
Perth	-1.1%	-1.4%	-2.5%	1.6%	\$441,977
Hobart	0.3%	1.0%	6.4%	11.9%	\$487,827
Darwin	0.3%	0.4%	-1.5%	5.7%	\$387,914
Canberra	0.1%	0.7%	6.3%	11.2%	\$639,965
Combined capitals	-0.8%	-1.1%	8.9%	12.5%	\$641,671
Combined regional	-0.2%	0.3%	3.7%	8.5%	\$394,570
National	-0.7%	-0.8%	7.8%	11.7%	\$554,741

Source: <https://www.corelogic.com.au/news/housing-values-decline-second-consecutive-month-june-turnover-recovers-april-low>

We are receiving a high level of inquiries from our recent appointment to the AFG broker panel. We believe this will continue to build over time as we increase our marketing to the broker networks within the group. However, we remain cautious while Victoria continues to announce record infection numbers.

Our Funds Under Management increased by over \$5 million during the month of July, which is in line with pre-COVID levels of new investment.

The unit price across all of our funds remains stable at \$1.00 per unit and the average weighted Loan to Valuation Ratio in each fund remains low (refer to the table below).

Invest better.™

Should you wish to learn more about our funds, please contact us on 1300 269 419 and speak with Josh or Rob from our Investor Relations team.

LATEST NEWS & INFORMATION

| 2019 - 2020 TAX CERTIFICATES NOW AVAILABLE

Tax Certificates for Financial Year 2019-2020 are now ready for download via our [online portal](#). They will be made available for download by 14th July 2020.

If you are not registered for the portal, please contact us on 07 3506 3690 and our friendly team will assist you through the registration process.

Make sure you have the mobile phone associated with your account handy, as it will be needed during the registration process.

Need help?

Please contact us:

- investor@ascf.com.au
- 07 3506 3690
- Monday - Friday 9am - 5pm AEST



| AN INTERESTING TRANSACTION

An existing client approached us at the start of the month regarding a 2nd mortgage loan on a residential property in Lauriston, Victoria.

The loan amount of \$105,000 was required as working capital to assist his business cashflow.

The residential property was valued at \$1.93m resulting in an LVR for this deal of 65.28% including the existing 1st mortgage also held by us.

The loan was settled with a term of 8 months with interest capitalised at 24% per annum for the duration of the loan.

The borrower intends selling the property prior to the expiration of the term to repay the loan.

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	6.25% 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

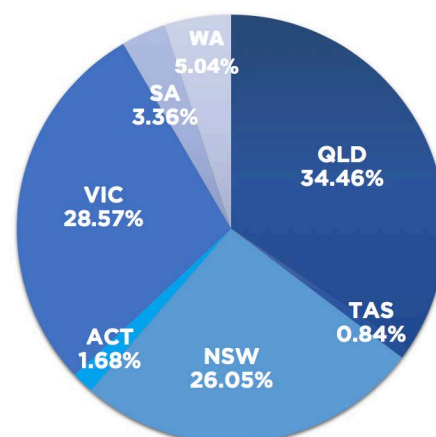
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Secure Capital Funds Australian Financial Services Licence (AFSL) and Australian Credit Licence (ACL) Number		491 201		
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)	as at 31 July 2020	\$1.00		
Unit Price for ASCF Premium Capital Fund	as at 31 July 2020	\$1.00		
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)	as at 31 July 2020	\$1.00		
Income Distribution	for July 2020	PAID		
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund	as at 31 July 2020	\$113,528,771.10		
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 31 July 2020	55.00%	54.97%	57.47%
Average Loan Size	as at 31 July 2020	\$937,600.00	\$1,078,544.38	\$747,379.68
Percentage of 1 st Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 31 July 2020	100%	100%	68.66%
Percentage of 2 nd Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 31 July 2020	0%	0%	31.34%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 31st July 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 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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