



MONTHLY INVESTMENT UPDATE

JUN 2018 // PREPARED BY





ASCF

Australian Secure Capital Fund

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Australian Secure Capital Fund Ltd is pleased to announce the appointment of Mr Joseph Bennett as a Senior Relationship Executive. Mr Bennett has over 25 years experience in the banking and finance industry in Australia across three tier one financial organisations.

Mr Bennett completed a Bachelor of Commerce degree with Griffith University in 1993 and began his banking career with CBA where he spent 7 years gaining a solid foundation in banking and finance both in operations and as an assistant Relationship Manager. Moving to NAB in 2000, he spent the next 9 years as a business banking Manager proactively sourcing and fostering Business Banking relationships to provide his clients with fully integrated financial services solutions. In 2009, Mr Bennett joined ANZ and leveraged his extensive network to grow a portfolio of SME business clients which he managed on behalf of ANZ. Mr Bennett is also a Registered Franchise Lending Specialist (RFLS) having successfully completed the Frandata program.

Mr Bennett's broker network and experience will enable ASCF to further expand its broker network referral base and assist ASCF in integrating its panel lender status on the Finsure broker network, one of Australia's leading mortgage aggregators.

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

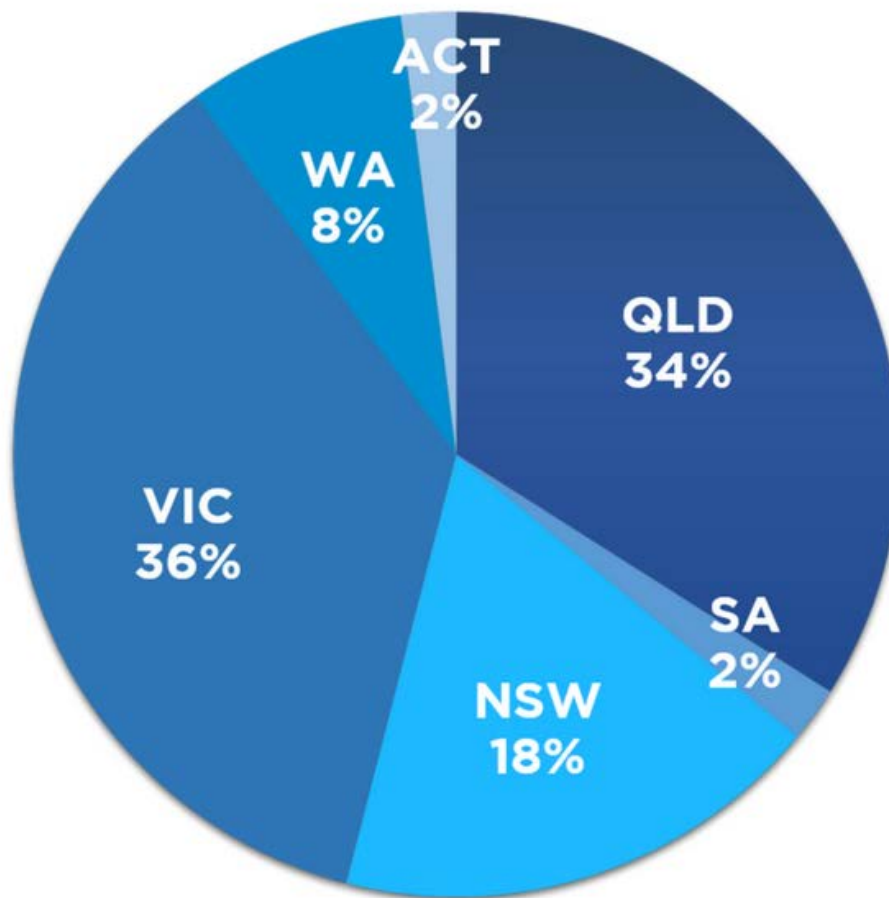
To invest in short-term loans secured by registered mortgages against Australian property in order to provide our investors with a secure fixed monthly return on their investment.

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 21 June	\$1.00
ASCF#2 Unit Price as at 21 June	\$1.00
Income Distribution for May	Paid
ASCF #1 and ASCF #2 Funds under management as at 21 June 2018	\$33,081,887
Average Weighted Loan to Valuation Ratio ASCF#1 as at 21 June	62.20%
Average Loan Size ASCF#1 as at 21 June	\$840,821
Average Weighted Loan to Valuation Ratio ASCF#2 as at 21 June	60.53%
Average Loan Size ASCF#2 as at 21 June	\$359,907
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 21 June	58.1%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 21 June	41.9%
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 21st June 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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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.

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