



MONTHLY INVESTMENT UPDATE

JUNE 2021 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

The end of the financial year is upon us and tax season has well and truly begun. The total auctions for the last weekend of June remained high, despite the introduction of lockdowns in some regions, with Sydney hosting 1101 auctions for an 81.8% clearance rate, and Melbourne achieving the second busiest auction week of the year with 1414 auctions for a clearance rate of 75.9%. Clearance rates in Canberra and Adelaide also remain high with 87.8% and 78.9% respectively, contributing to a weighted average of 77.5% clearance rate across the 2976 auctions, as the property market continues to perform strongly.

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	81.8%	1,101	920	753	167	62.9%	644
Melbourne	75.9%	1,414	1,135	861	274	61.0%	645
Brisbane	57.2%	177	145	83	62	40.7%	90
Adelaide	78.9%	148	109	86	23	57.8%	47
Perth	68.8%	25	16	11	5	47.1%	19
Tasmania	n.a.	2	2	1	1	n.a.	6
Canberra	87.8%	109	90	79	11	84.4%	34
Weighted Average	77.5%	2,976	2,417	1,874	543	60.6%	1,485

Source: <https://www.corelogic.com.au/news/combined-capital-city-preliminary-clearance-rate-weakens-volumes-rise>

Property prices continue to climb across the 5-capital city aggregate, with Sydney experiencing the largest growth year on year, with 14.97% followed closely by Brisbane at 14.73% and Adelaide with 13.89%. The quarter-on-quarter change reflects similarly positive results with Sydney coming out on top with a change of 8.23%, followed by Brisbane and Adelaide with 6.09% and 5.62% respectively. This reflects positively for the property market, and even with supply increasing, property prices continue to rise.

CoreLogic Daily Home Value Index - 30.06.2021				
City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	197.57	+0.15▲	+8.23%▲	+14.97%▲
Melbourne	166.20	+0.06▲	+4.69%▲	+7.73%▲
Brisbane (inc Gold Coast)	127.35	+0.07▲	+6.09%▲	+14.73%▲
Adelaide	134.75	+0.01▲	+5.62%▲	+13.89%▲
Perth	93.79	-0.02▼	+2.15%▲	+9.81%▲
5 capital city aggregate	160.68	+0.08▲	+6.23%▲	+12.14%▲

Source: <https://www.corelogic.com.au/research/daily-indices>

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

| EOFY TAX INFORMATION - YOUR UPCOMING TAX CERTIFICATE

We are pleased to advise that Tax Certificates for the financial year ended 30th June 2021 will be issued via our online portal and made available for download by the 14th July 2021.

If you are not registered for the portal, please contact us on 07 3506 3690 or via email investor@ascf.com.au and our team will assist you through the registration process.

LATEST NEWS & INFORMATION

| ASCF INVESTOR INFORMATION EVENING

The first ASCF Investor Information Evening was held on the 10th of June 2021 at Stamford Plaza, Brisbane.

The ASCF Team, along with over 70 guests attended the event. We would like to thank attendees for making it a thoroughly enjoyable evening.

We received great feedback regarding the presentation and for those who were unable to attend a video of the event is available for you to view by [clicking here](#).

| UPCOMING CHANGES TO ASCF DISTRIBUTION RATES

In order to remain competitive in the lending market, we have reviewed our distribution rates and a reduction will come into effect across the ASCF Select Income Fund and ASCF High Yield Fund on the 1st August 2021. This decision has been made to ensure the funds maintain a competitive edge in respect to our loan originations. The distribution rate for the ASCF Premium Capital Fund will remain unchanged.

The new rates will be effective from Sunday 1st August 2021 and are shown below;

Investment Term	Premium Capital (Unchanged)	Select Income	High Yield
3 months	4.85%	5.45%	6.05% pa
6 months	5.10%	5.70%	6.35% pa
12 months	5.35%	6.00%	6.75% pa
24 months	5.55%	Not Applicable	Not Applicable

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 Select Income Fund and the ASCF High Yield Fund when they are rolled for new terms on maturity.

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

LATEST NEWS & INFORMATION



AN INTERESTING TRANSACTION

with Joe Bennett
Senior Relationship Executive

| AN INTERESTING TRANSACTION

A broker approached us on behalf of their client from New South Wales seeking second mortgage funding to assist with the sale of their property.

The client required funds to complete renovations to the property in Castle Cove NSW and for the marketing and advertising expenses associated with the sale.

The broker had taken the deal to another lender, however opted to proceed with ASCF as we were able to offer a more flexible funding solution at a better interest rate for the client.

We provided the client with a \$300,000 loan for a 6-month term at 15% per annum secured by a second mortgage over the Castle Cove property at an LVR of 67.44%. The loan will be repaid using the proceeds from the sale of the property.

Invest better.™

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		ASCF Private Fund Wholesale Investor Fund	
Accepting Applications		Accepting Applications		Accepting Applications		Accepting Applications	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	4.85% pa	3 months	5.70% pa	3 months	6.65% pa	6 months	7.89% pa
6 months	5.10% pa	6 months	5.95% pa	6 months	6.95% pa	12 months	8.09% pa
12 months	5.35% pa	12 months	6.20% pa	12 months	7.25% pa	18 months	8.29% pa
24 months	5.55% pa	24 months	N/A	24 months	N/A	24 months	8.49% pa

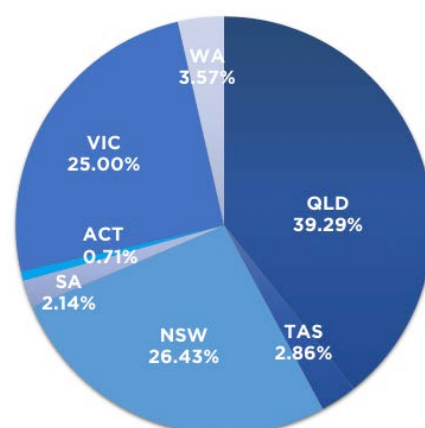
Rates paid are net of all fund costs and management fees.

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 29 June 2021		\$1.00
Unit Price for ASCF Premium Capital Fund		as at 29 June 2021		\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)		as at 29 June 2021		\$1.00
Income Distribution		For June 2021		PAID
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund		as at 29 June 2021		\$158,006,527.10
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 29 June 2021	44.72%	63.82%	58.91%
Average Loan Size	as at 29 June 2021	\$423,065.73	\$1,064,373.50	\$996,215.25
Percentage of 1 st Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 29 June 2021	100%	100%	70.32%
Percentage of 2 nd Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 29 June 2021	0%	0%	29.68%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 29th June 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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