



MONTHLY INVESTMENT UPDATE

MAR 2019 // PREPARED BY



ASCF
Australian Secure Capital Fund



ASCF

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MONTHLY INVESTMENT UPDATE | MARCH 2019

Australian Secure Capital Fund is pleased to provide this monthly update to our investors.

LATEST NEWS & INFORMATION

| ASCF HALF-YEARLY FINANCIALS NOW ONLINE

This month saw the release of our half-yearly audited financial statements for our funds ASCF#1 and ASCF#2.

You can review and download the financials now by clicking [here](#).

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



| Introducing ASCF's New BDM

This month ASCF was proud to appoint Ms Stephanie Hodgetts to our team as a new Business Development Manager!

With over 10 years experience in the banking and finance industry in Australia, Ms Hodgetts will be working closely with our internal Business Development Team and external brokers to ensure seamless processing of loan applications.

You can read more about Steph [here](#).



| An Interesting Transaction

A Brisbane based corporate client had contracted to sell a vacant parcel of development land in Melbourne. Whilst the contract was unconditional, settlement was not due until Sep 2019. The client sought working capital for their business & requested us to lend via a 2nd mortgage against the property, pending settlement. A loan for \$360,000 was approved and settled at a 32% LVR for a period of 7 months with clearance of our debt from the settlement of the sale contract.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



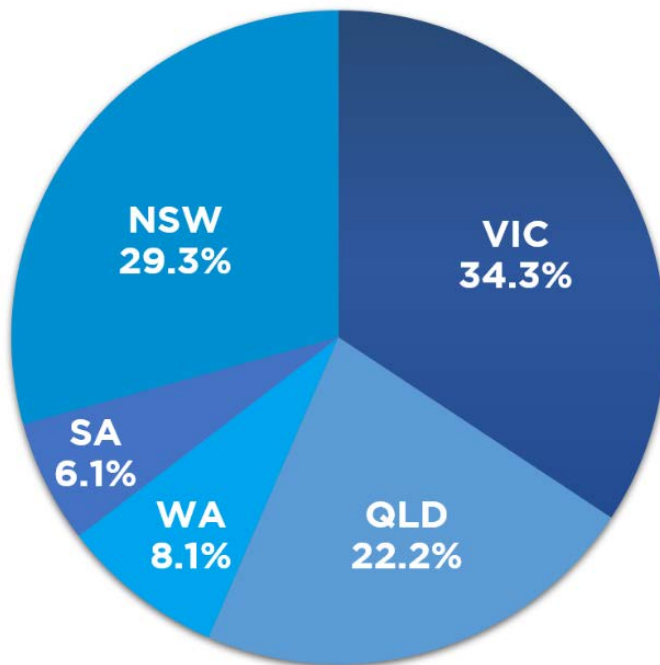
ASCF#1 First Mortgage Fund		ASCF#2 First and Second Mortgage Fund	
Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	7.99% pa
6 months	6.50% pa	6 months	8.29% pa
12 months	6.75% pa	12 months	8.69% pa

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 28 March	\$1.00
ASCF#2 Unit Price as at 28 March	\$1.00
Income Distribution for February	Paid
ASCF #1 and ASCF #2 Funds under management as at 31 August	\$66,458,987.97
Average Weighted Loan to Valuation Ratio ASCF#1 as at 28 March	64.97%
Average Loan Size ASCF#1 as at 28 March	\$745,455.70
Average Weighted Loan to Valuation Ratio ASCF#2 as at 28 March	59.65%
Average Loan Size ASCF#2 as at 28 March	\$516,627.79
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 28 March	62.99%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 28 March	37.01%

ASCF CURRENT LOANS BY STATE



To view a current summary of our loans as at 28th March 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



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