



MONTHLY INVESTMENT UPDATE

MARCH 2020 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

Since our [last update](#) on March 20, there have been a number of State and Federal Government economic announcements both locally and abroad which have brought some stability to world equity markets in recent days.

This is encouraging and the Federal Government should be commended for the economic packages they have made available to both workers and businesses across the country.

We continue to monitor the situation closely and business operations continue as normal. At present, none of our staff or family members have been impacted by COVID-19.

Our cash position remains in line with our [prior update](#) which we deem adequate and anticipate maintaining a relatively high cash position in our funds over the next few months. Furthermore, we have not seen any increase in loan arrears which we are closely monitoring.

The unit prices across all our funds remains stable at \$1.00 per unit and the average weighted loan to valuation in our funds remains low as per the table below.

We have seen an increase in loan applications from our origination network and broker feedback indicates this appears to stem from increased bank processing times. Despite this, since our previous update, we have further tightened our lending policy until such time as we have clearer visibility on the expected economic rebound. Certainly, the recent Federal Government economic announcements will assist with this.

We continue to see our loans being refinanced with over \$5.5 million in loans being repaid this month of which \$3.3 million have settled since yesterday and to date, we have not noticed any administrative delays by incoming lenders on settlements of loan refinances.

While COVID-19 has impacted the Australian economy, we are encouraged by the Federal Government's economic response and will be maintaining a conservative funds management strategy over the short to medium term.

Invest **better.**TM

Should you wish to discuss an investment in any of our funds please call us on 1300 269 419 and speak with Josh or Rob, or you can [book a time](#) for a call back at your convenience.

LATEST NEWS & INFORMATION

| ASCF HALF-YEARLY FINANCIALS NOW ONLINE

Our half-yearly audited financial statements for the year ending 31 December 2019 are now available for ASCF Select Income Fund (formerly ASCF #1) and ASCF High Yield Fund (formerly ASCF #2).

You can review the interim financials by [clicking here](#).

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



| AN INTERESTING TRANSACTION

This month we were approached by one of our broker partners seeking short term funding for one of his clients to undertake minor renovations to his business premises.

The borrower was seeking a \$165,000 second mortgage loan to be secured by commercial vacant land currently listed for sale, located in Leichardt, NSW.

A 6-month facility term with interest capitalised for 3 months was offered to allow the borrower sufficient time to sell the security property, with proceeds from the sale repaying our loan.

A letter of offer was issued after a valuation on the property offered as security for the loan was confirmed at \$2,826,000.

The interest rate charged was 24.0% per annum with a loan to valuation ratio of 24.04% including the existing first mortgage.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



ASCF Select Income Fund First Mortgage Fund		NEW ASCF Premium Capital 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	6.25% pa	3 months	5.00% pa	3 months	7.49% pa
6 months	6.50% pa	6 months	5.25% pa	6 months	7.79% pa
12 months	6.75% pa	12 months	5.50% pa	12 months	8.09% pa

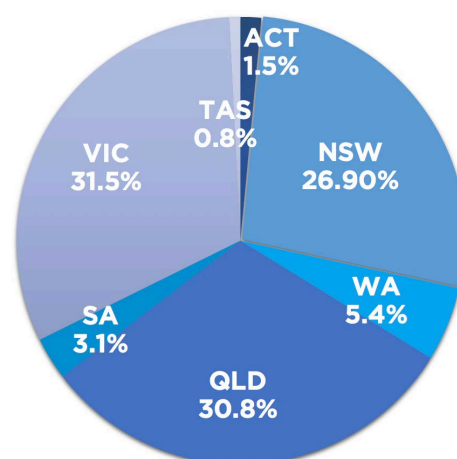
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Secure Capital Funds		
Australian Financial Service Licence (AFSL) and Australian Credit Licence (ACL) No.		491 201
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)	as at 30 March 2020	\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)	as at 30 March 2020	\$1.00
Unit Price for ASCF Premium Capital Fund	as at 30 March 2020	\$1.00
Income Distribution	for March 2020	Paid
Total Funds Under Management for: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund	as at 30 March 2020	\$115,366,563.10
Average Weighted Loan to Valuation Ratio (LVR) for ASCF Select Income Fund	as at 30 March 2020	55.12%
Average Loan Size for ASCF Select Income Fund	as at 30 March 2020	\$1,067,961.91
Average Weighted Loan to Valuation Ratio (LVR) for ASCF High Yield Fund	as at 30 March 2020	65.16%
Average Loan Size ASCF High Yield Fund	as at 30 March 2020	\$705,752.07
Percentage of ASCF High Yield Fund 1st Mortgage Loans on a Weighted Basis	as at 30 March 2020	67.66%
Percentage of ASCF High Yield Fund 2nd Mortgage Loans on a Weighted Basis	as at 30 March 2020	32.34%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 31st March 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
- * 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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