



MONTHLY INVESTMENT UPDATE

MAY 2018 // PREPARED BY



ASCF
Australian Secure Capital Fund



ASCF

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Australian Secure Capital Fund Ltd is pleased to provide our monthly investment update to our investors. ASCF has now officially been appointed to the Finsure Finance Panel as a lender. Finsure is a loan aggregator with over 1400 finance brokers Australia-wide as members, and processes over \$1 billion worth of loans per month in Australia through its panel lenders. As one of only two private lenders on their panel, this has now opened our product availability to all their brokers from which we expect to see a significant increase in loan applications.

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

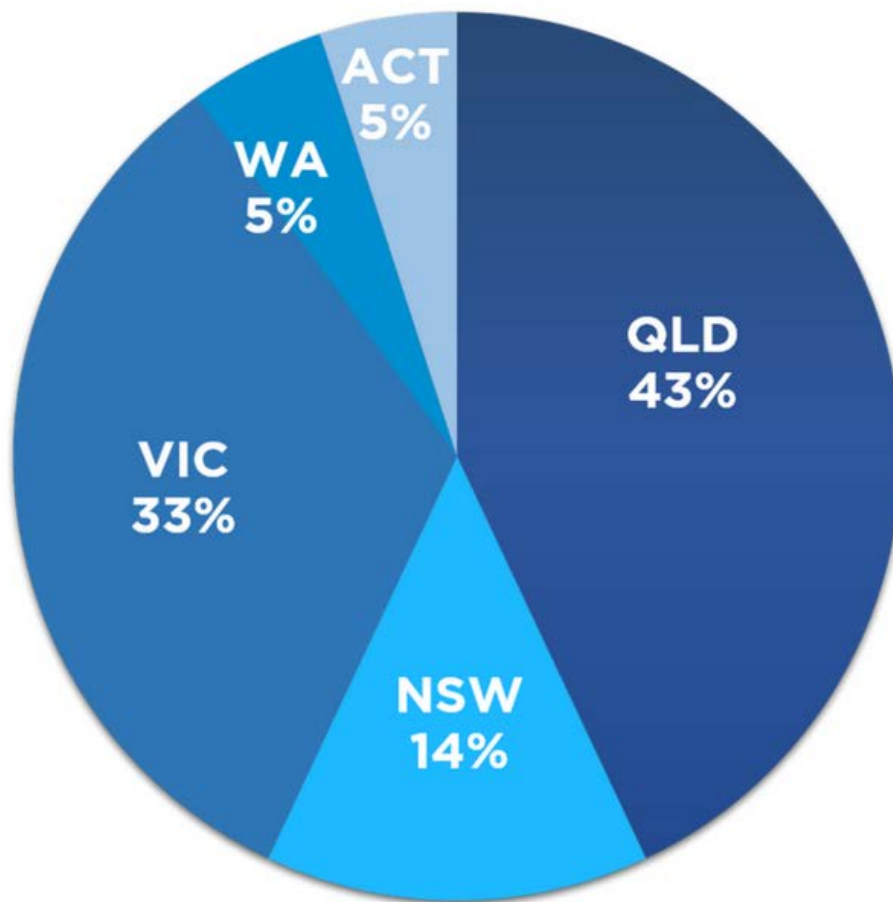
To invest in short-term loans secured by registered mortgages against Australian property in order to provide our investors with a secure fixed monthly return on their investment.

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 17 May	\$1.00
ASCF#2 Unit Price as at 17 May	\$1.00
Income Distribution for April	Paid
Average Weighted Loan to Valuation Ratio ASCF#1 as at 17 May	53%
Average Loan Size ASCF#1 as at 17 May	\$399,045
Average Weighted Loan to Valuation Ratio ASCF#2 as at 17 May	59%
Average Loan Size ASCF#2 as at 17 May	\$406,021
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 17 May	64%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 17 May	36%
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 17th May 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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