



MONTHLY INVESTMENT UPDATE

MAY 2021 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

The month of May saw the delivery of the 2021 federal budget and the unfortunate return of the Melbourne lockdown. The federal budget was delivered on the 11th of May with a continued focus on stimulating the economy. Tax offsets for low and middle-income earners will continue for another year and a significant increase in spending for aged care was announced on the back of improved aged care services and thousands of additional home care packages.

Despite the recent lockdown in Melbourne, preliminary auction clearance rates for the last weekend of May remain high with a weighted average clearance rate of 75.7%, well above the 61.3% of the corresponding weekend last year. Canberra led the way with a high 84.7% clearance rate, with Sydney recording 81% of auctions clearing, with Melbourne and Brisbane behind with 72.8% and 71.9% respectively. The total auctions for the weekend also saw an increase, with 2930 auctions taking place with Melbourne surprisingly topping the tally with 1264, ahead of Sydney with 1177.

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	81.0%	1,177	969	785	184	63.9%	452
Melbourne	72.8%	1,264	1,101	801	300	65.1%	261
Brisbane	71.9%	192	153	110	43	38.5%	73
Adelaide	69.3%	163	127	88	39	57.1%	24
Perth	34.8%	38	23	8	15	20.0%	16
Tasmania	n.a.	2	2	1	1	n.a.	1
Canberra	84.7%	94	85	72	13	71.4%	29
Weighted Average	75.7%	2,930	2,460	1,865	595	61.3%	856

Source: <https://www.corelogic.com.au/news/preliminary-auction-clearance-rate-757-cent-recorded-across-combined-capital-cities>

On the back of Westpac's property forecast, which predicts values rising by 20% over two years, property prices continue to climb across the 5-capital city aggregate, with Brisbane experiencing the largest growth year on year with 12.12%, followed closely by Adelaide at 11.84% and Sydney with 11.16%. The quarter-on-quarter change reflects similarly positive results with Sydney coming out on top with a change of 9.32%, followed by Brisbane and Melbourne with 6.57% and 5.51% respectively.

CoreLogic Daily Home Value Index - 31.05.2021				
City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	192.60	+0.16▲	+9.32%▲	+11.16%▲
Melbourne	163.80	+0.10▲	+5.51%▲	+5.00%▲
Brisbane (inc Gold Coast)	124.88	+0.11▲	+6.57%▲	+12.12%▲
Adelaide	132.57	+0.08▲	+5.43%▲	+11.84%▲
Perth	93.64	+0.04▲	+3.78%▲	+8.45%▲
5 capital city aggregate	157.66	+0.12▲	+7.10%▲	+9.10%▲

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

Performance across the retail investment funds remains positive, with a continued increase in demand via both our loan origination portal and broker inquiries.

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

LATEST NEWS & INFORMATION

| ASCF INVESTOR INFORMATION EVENING

We have had a great response to our upcoming investor information event at Stamford Plaza, Brisbane at 5.30 pm on Thursday 10th June 2021.

The event is open to both existing investors and potential new investors.

There are still a few places remaining, so please RSVP to secure your place if you are interested in attending.



| AN INTERESTING TRANSACTION

A broker approached us on behalf of his client from Victoria, seeking funding to refinance a construction loan that had expired. The developer had completed construction on a 5-unit complex in metro Melbourne with occupancy permits being issued within days.

Funding was sought to refinance the expired construction loan for a 6-month term at an interest rate of 11.95% per annum with the interest capitalised for the term, giving him sufficient time to sell the units and repay our debt in full.

ASCF offered a flexible funding solution allowing repayments of part of the facility with each property settlement, reducing the total interest payable.

Our peak debt LVR will be 70.95% reducing after each unit settlement, for a loan amount of \$2,910,000 against the security value of \$4,101,300 for the 5 units.

Just another example of how ASCF can provide tailored lending solutions for its customers.

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

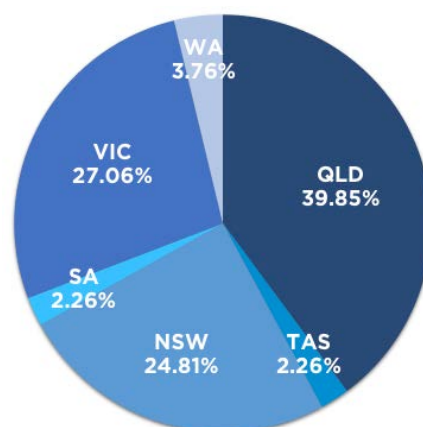
Rates paid are net of all fund costs and management fees.

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 31 May 2021		\$1.00
Unit Price for ASCF Premium Capital Fund		as at 31 May 2021		\$1.00
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)		as at 31 May 2021		\$1.00
Income Distribution		For April 2021		PAID
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund		as at 31 May 2021		\$154,382,526.07
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 31 May 2021	41.89%	62.92%	59.62%
Average Loan Size	as at 31 May 2021	\$441,182.40	\$1,022,170.44	\$1,055,767.22
Percentage of 1 st Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 31 May 2021	100%	100%	71.83%
Percentage of 2 nd Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 31 May 2021	0%	0%	28.17%

| ASCF CURRENT LOANS BY STATE

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