



MONTHLY INVESTMENT UPDATE

NOV 2018 // PREPARED BY



ASCF
Australian Secure Capital Fund



ASCF

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MONTHLY INVESTMENT UPDATE | NOVEMBER 2018

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

LATEST NEWS & INFORMATION

| COMMERCIAL ROADSHOW & FINAL NEWSLETTER FOR 2018

This November ASCF was proud to take part in Finsure Finance's Commercial Roadshow held in Sydney, Brisbane, and Melbourne. Our Senior Executive, Joe Bennett, presented at the three events to a combined crowd of over 140 brokers on our expanding range of lending products, resulting in several loan referrals which are currently being processed.



| Online Application Launching Soon

This month the ASCF Team has been collaborating with our website developers to create a secure and comprehensive online application form for Borrowers. With this new, simplified form we will be able to accept more enquiries from Borrowers and applications even faster 72 hour turnaround.

As testing comes to a close, we are expecting to see the application go live this December.



| An Interesting Transaction

A broker approached us with an urgent request for funding \$1.7M within a firm settlement date of 3 working days. We engaged our valuer, who arranged an inspection the next day. Documents were issued and subsequently certified on the morning of day 3. We were able to achieve settlement within the tight time-frame, saving the borrower from considerable losses. The security property was a commercial building and the loan was done at a LVR of 76.4%.

| ASCF FINANCIALS NOW AVAILABLE

Just confirming the ASCF audited Fund Financial are available for download from the website or by clicking [here](#). If you are an existing investor and require a hard copy mailed to you, free of charge, please email us at info@australiansecurecapital.com.au.

As we enter into the final month of 2018, this will be our last newsletter for the year so we would like to take this opportunity to thank all of our investors for their continued support. With ASCF continuing to grow in size, we look forward to working with you all in 2019. Happy holidays!



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

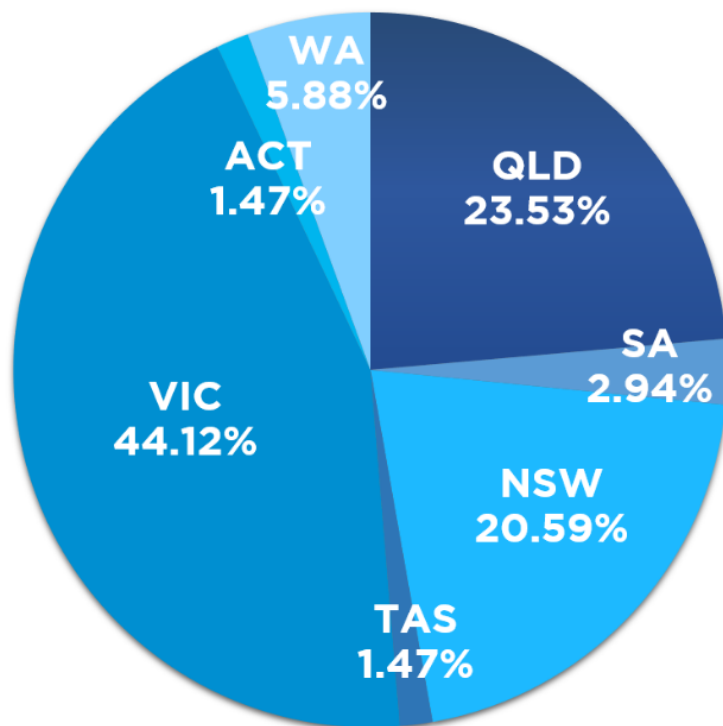
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Financial Service Licence No. and Australian Credit Licence No.	491201
ASCF#1 Unit Price as at 30 November	\$1.00

ASCF#2 Unit Price as at 30 November	\$1.00
Income Distribution for October	Paid
ASCF #1 and ASCF #2 Funds under management as at 30 November	\$48,459,335.82
Average Weighted Loan to Valuation Ratio ASCF#1 as at 30 November	65.81%
Average Loan Size ASCF#1 as at 30 November	\$825,353.27
Average Weighted Loan to Valuation Ratio ASCF#2 as at 30 November	65.69%
Average Loan Size ASCF#2 as at 30 November	\$536,266.18
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 30 November	63.05%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 30 November	36.95%

ASCF CURRENT LOANS BY STATE



To view a current summary of our loans as at 30th November 2018, 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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