



MONTHLY INVESTMENT UPDATE

NOVEMBER 2019 // PREPARED BY



LATEST NEWS & INFORMATION

| SEASON'S GREETINGS & HOLIDAY TRADING HOURS

With the end of the year now in sight and this being the final issue of ASCF's Monthly Investment Update Newsletter for 2019, we would like to take this opportunity to thank all of our investors and subscribers for their continued support.

Our office will be closed from 5.00 pm Monday 23rd December 2019 and will reopen at 9.00 am Thursday 2nd January 2020.

For urgent loan enquiries during this closure period, please send an email to loans@australiansecurecapital.com.au.

For urgent investment enquiries during this closure period, please send an email to investor@australiansecurecapital.com.au.

The team at ASCF wish you all the joys of the season and happiness throughout the coming year.



| AN INTERESTING TRANSACTION

This month we were approached by a borrower to provide funding to refinance development approved land in Loganlea, Queensland.

The borrower was seeking \$1.53M with a 12-month facility term enabling sufficient time to later refinance with a development funder.

A letter of offer was issued after a \$2.55M valuation of the Loganlea property was obtained.

The interest rate charged was 13.2% per annum with a loan to valuation ratio of 60.00%.



AN INTERESTING TRANSACTION

with Joe Bennett
Senior Relationship Executive

LATEST NEWS & INFORMATION

| WHY DO BORROWERS USE ASCF?

We are often asked by potential investors why borrowers would pay a higher rate of interest rather than borrowing from a bank at a lower rate. The simple answers are speed and certainty.

While the banks can take weeks and often months to finalise a loan there are many scenarios in business where borrowers are prepared to pay a premium, particularly where the benefit of obtaining the loan with speed and efficiency outweighs the increased cost.

Typical examples include:

- A borrower risks the loss of a deposit if they can't come up with the funds to settle a property.
- Payment of an outstanding ATO debt being required to be made in full prior to a bank agreeing to refinance a loan.
- Bridging finance whereby a borrower may need to settle on a property they are buying before the sale of an existing property has been completed.
- A business opportunity from which the potential return in acting quickly outweighs the cost of the loan from a private mortgage lender.

The typical borrower is looking to transact and finalise the loan with faster closing times than the banks and values the certainty of securing funding for a short period over finding the best rate.

We offer small to medium business or individuals access to business finance with a fast, efficient and sensible lending approach whilst still adopting stringent lending criteria enabling our borrowers to access funds at a premium to other traditional lenders but in a timely and efficient manner.

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	7.49% pa
6 months	6.50% pa	6 months	7.79% pa
12 months	6.75% pa	12 months	8.09% pa

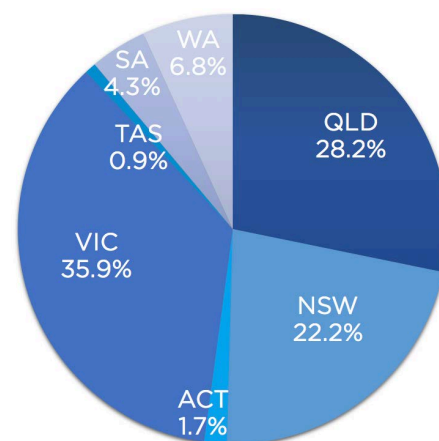
Rates paid are net of all fund costs and management fees.

KEY FUND INFORMATION

Australian Secure Capital Fund		
Australian Financial Service Licence (AFSL) and Australian Credit Licence (ACL) No.		491201
ASCF #1 Unit Price	as at 29 November 2019	\$1.00
ASCF #2 Unit Price	as at 29 November 2019	\$1.00
Income Distribution	for October	Paid
ASCF #1 and ASCF #2 Funds Under Management	as at 29 November 2019	\$98,001,139.77
Average Weighted Loan to Valuation Ratio ASCF #1	as at 29 November 2019	61.24%
Average Loan Size ASCF #1	as at 29 November 2019	\$715,218.13
Average Weighted Loan to Valuation Ratio ASCF #2	as at 29 November 2019	58.47%
Average Loan Size ASCF #2	as at 29 November 2019	\$568,835.59
Percentage of ASCF #2 1st Mortgage Loans on a Weighted Basis	as at 29 November 2019	68.37%
Percentage of ASCF #2 2nd Mortgage Loans on a Weighted Basis	as at 29 November 2019	31.63%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 29th November 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](#)



This newsletter and the information contained in it has been issued by Australian Secure Capital Fund Ltd ACN 613 497 635 AFS licence and credit licence no. 491201 (ASCF). ASCF is the responsible entity for the ASCF #1 Fund ARSN 616 367 410 and the ASCF #2 Fund ARSN 616 367 330 (Funds).

This newsletter contains general information only and should not be considered as giving financial product advice by ASCF. It does not purport to be complete, nor does it take into account your investment objectives, financial situation or needs. Prospective investors should consider those matters and read the product disclosure statement (PDS) for the Funds in its entirety before making an investment decision. A copy of the PDS can be downloaded from our website. 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. This information in this newsletter and in the PDS is not a recommendation by ASCF or any of its officers, employees, agents or advisers and potential investors are encouraged to obtain independent expert advice before any investment decision. Whilst all care has been taken in preparation of this newsletter, to the maximum extent permitted by law, ASCF will not be liable in any way for any loss or damage suffered by you through use or reliance on this newsletter.