



MONTHLY INVESTMENT UPDATE

NOVEMBER 2020 // PREPARED BY



LATEST NEWS & INFORMATION

| TRADING UPDATE

The month of November has seen a resurgence in consumer confidence, driven by the recent news of several vaccines advancing toward approval for use combined with their high levels of efficacy in clinical trials.

The reopening of Melbourne and their strong post-lockdown recovery with no new COVID-19 cases being recorded in over 30 days has resulted in most states easing travel restrictions and reopening state borders. This has culminated in an influx in property sales, particularly across Victoria, with 894 auctions in Melbourne this past weekend. Whilst auction numbers remain down on 2019 results, property prices across the country remain strong with the five capital city aggregate returning positive results for the quarter on quarter change, with only Melbourne prices returning a slightly negative result.

CoreLogic Daily Home Value Index - 29.11.2020				
City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	169.99	-0.10 ▼	+0.21% ▲	+3.79% ▲
Melbourne	150.02	-0.05 ▼	-0.41% ▼	-0.81% ▼
Brisbane (inc Gold Coast)	112.65	+0.03 ▲	+1.79% ▲	+4.14% ▲
Adelaide	122.32	-0.01 ▼	+3.31% ▲	+5.23% ▲
Perth	86.53	+0.08 ▲	+2.23% ▲	+0.89% ▲
5 capital city aggregate	142.09	-0.04 ▼	+0.55% ▲	+2.23% ▲

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

Our loan origination sources have been particularly strong over the last several weeks, and as improved property market conditions become more evident, we are currently moving towards deploying the surplus cash reserves we held throughout the majority of the year.

We are also pleased to advise that during November we settled the first loans that were submitted via our recently launched ASCF loan origination portal, with more scheduled to settle in December. Enquiry levels continue to grow and we have recently increased our resource allocation in the portal which we believe will result in a growing percentage of our overall loans being sourced directly from consumers. The loan origination portal grants borrowers the ability to deal directly with ASCF as the lender, thereby reducing fees for both ASCF and the borrower and enables us to deal with such enquiries in a more timely manner.

The Unit Price across all three funds remains unchanged at \$1.00 per unit.

| ASCF SELECT INCOME AND ASCF HIGH YIELD FUND - CHANGE OF INTEREST RATES

Official cash rates have reached an all-time low, with no increases to the cash rate on the horizon. Market conditions have meant that to remain competitive in the lending space, a reduction to the distribution rates of the ASCF Select Income Fund and ASCF High Yield Fund is required.

(Continued on next page...)

LATEST NEWS & INFORMATION

The new distribution rates effective 1st December 2020 will be as follows:

Investment Term	Premium Capital (Unchanged)	Select Income (Reduced by 0.2%)	High Yield (Reduced by 0.19%)
3 months	5.00%	6.05%	7.00% pa
6 months	5.25%	6.30%	7.30% pa
12 months	5.50%	6.55%	7.60% pa

The interest rate reduction will affect new investments in the ASCF Select Income Fund and the ASCF High Yield Fund from the 1st December 2020. The interest rate on all current investments will remain fixed until the maturity date; however, the new rates will be applied to current investments in the ASCF Select Income Fund and the ASCF High Yield Fund when they are rolled for new terms on maturity. All interest rates in the ASCF Premium Capital Fund remain unchanged.

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



| SEASON'S GREETINGS & HOLIDAY TRADING HOURS

As this is the final issue of ASCF's Monthly Investment Update Newsletter for 2020, we would like to take this opportunity to thank all of our investors and subscribers for their continued support throughout this extraordinary year.

Our office will be closed from 5.00 pm Thursday 24th December 2020 and will reopen at 9.00 am Monday 4th January 2021.

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

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

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

Invest better.™

Should you wish to learn more about our funds, please contact us on 1300 269 419 and speak with Josh or Rob from our Investor Relations team.

LATEST NEWS & INFORMATION

| ASCF WHOLESALE FUND

We are pleased to announce that our new wholesale fund will be launching on 1st December 2020. The fund will offer a higher rate of return than the existing retail funds but will have a broader investment mandate.

If you have already requested to receive more information regarding this new fund, this will be emailed to you in the coming days.

If you have not yet requested but would like to receive more information regarding this fund, please [click here](#).



| AN INTERESTING TRANSACTION

This month we were approached via our loan origination portal by an individual seeking a coded loan of \$100,000 to improve their property prior to putting it on the market for sale.

The property was vacant land located in Avoca Beach NSW which was valued at \$1,300,000 by an independent valuer.

After assessment, a 12-month term loan was approved at 18% per annum via a 2nd registered mortgage with a loan to value ratio of 42.7% including the existing 1st mortgage.

Settlement occurred within 4 days from receiving the executed Letter of Offer and the loan will be repaid from settlement funds from the sale of the property.

This loan was one of three to settle in November that were submitted via our new loan origination portal.

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	
Accepting Applications		Accepting Applications		Accepting Applications	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	5.00% pa	3 months	6.05% pa	3 months	7.00% pa
6 months	5.25% pa	6 months	6.30% pa	6 months	7.30% pa
12 months	5.50% pa	12 months	6.55% pa	12 months	7.60% pa

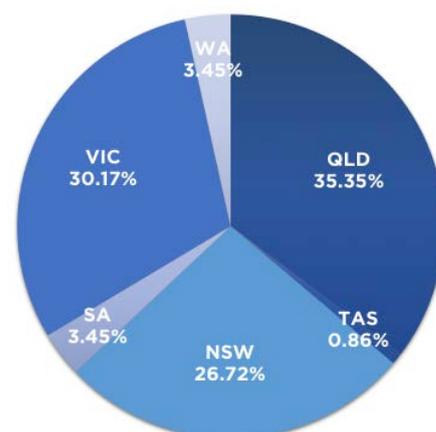
Rates paid are net of all fund costs and management fees.

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 30 November 2020	\$1.00		
Unit Price for ASCF Premium Capital Fund	as at 30 November 2020	\$1.00		
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)	as at 30 November 2020	\$1.00		
Income Distribution	for October 2020	PAID		
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund	as at 30 November 2020	\$123,388,846.07		
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 29 November 2020	59.02%	50.28%	57.89%
Average Loan Size	as at 29 November 2020	\$508,528.89	\$1,089,628.34	\$814,606.84
Percentage of 1 st Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 29 November 2020	100%	100%	68.26%
Percentage of 2 nd Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 29 November 2020	0%	0%	31.74%

| ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 29th November 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

* 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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