



MONTHLY INVESTMENT UPDATE

OCT 2018 // PREPARED BY





ASCF

Australian Secure Capital Fund

MONTHLY INVESTMENT UPDATE | OCTOBER 2018

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

LATEST NEWS & INFORMATION

| FINSURE NATIONAL CONFERENCE 2018

This month we were proud to take part in Finsure's National Conference in Queenstown, New Zealand. With over 150 brokers in attendance, our Director Kosta Giovanos and Senior Executive Joe Bennett, were hard at work building relationships and strengthening our ties to the Australian brokerage community.



| ASCF Financials Now Online

We are pleased to advise that ASCF's financial statements and compliance audit reports for our funds ASCF#1 and ASCF#2 are now available to download from our website.

You can review these financials now by clicking [here](#) now.

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



| An Interesting Transaction

A borrower purchased residential land off the plan for \$189K in 2016. The subdivision was completed and they were given 14 days to settle. With a valuation of \$300K the borrower could not get funding in time and stood to lose a \$9K deposit and valuation uplift of \$111K. An urgent assessment and subsequent approval was issued to the borrower with ASCF funding them \$113K at settlement with an LVR of 37.66% & interest rate of 15% per annum.

ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS

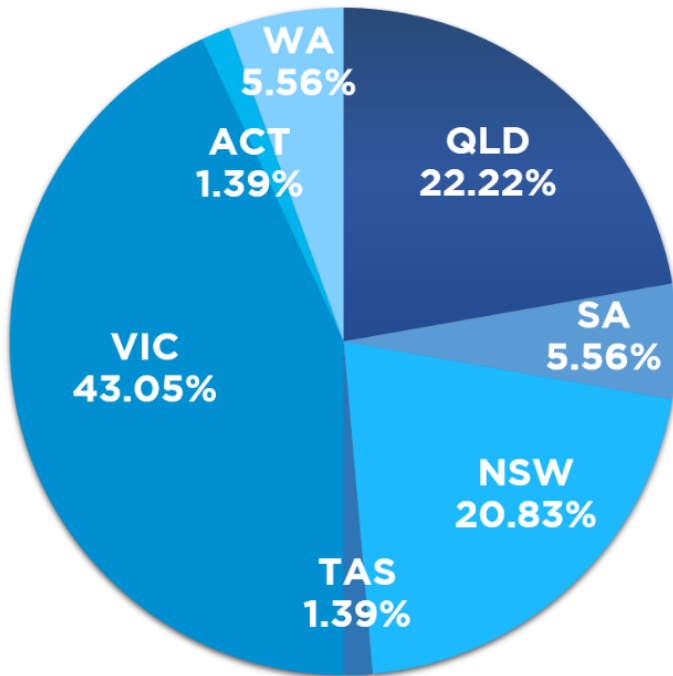
ASCF#1 First Mortgage Fund		ASCF#2 First and Second Mortgage Fund	
Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	7.99% pa
6 months	6.50% pa	6 months	8.29% pa
12 months	6.75% pa	12 months	8.69% pa
24 months	7.19% pa	24 months	9.09% pa

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 October	\$1.00
ASCF#2 Unit Price as at 30 October	\$1.00
Income Distribution for September	Paid
ASCF #1 and ASCF #2 Funds under management as at 30 October	\$43,853,996
Average Weighted Loan to Valuation Ratio ASCF#1 as at 30 October	65.95%
Average Loan Size ASCF#1 as at 30 October	\$890,260.05
Average Weighted Loan to Valuation Ratio ASCF#2 as at 30 October	65.71%
Average Loan Size ASCF#2 as at 30 October	\$484,932.87
Percentage of ASCF#2 1st Mortgage Loans on a Weighted Basis as at 30 October	67.18%
Percentage of ASCF#2 2nd Mortgage Loans on a Weighted Basis as at 30 October	32.82%

ASCF CURRENT LOANS BY STATE



To view a current summary of our loans as at 30th October 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](#)



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.

Copyright © 2018 Australian Secure Capital Fund Ltd, All rights reserved.