

Loan Summary as at 30 September 2026

ASCF Premium Capital ARSN 616 367 410

Funds Under Management		\$28,873,708.82
Non-Mortgage Assets	Target	5%
	Cash by \$ Value	\$920,825.76
	Cash by % of FUM	3.19%
Average Loan Size		\$847,974.65

Current Number of Loans		34
Average Weighted LVR		50.23%
Average LVR		50.36%
Capitalised Loans	Number	31
	Value	\$25,780,750.00

Loans with Undrawn Commitments	
Number	2
Value	\$150,000.00
Funding arrangements in place for these undrawn loan commitments	Cash

Proportion of the total loan amount loaned to largest borrower	8.67%
Proportion of the total loan amount loaned to the 10 largest borrowers	60.15%

Maturity Profile of Loan Term	0 - 12 Months	13 - 24 Months
Number	31	3
Value	\$28,148,138.13	\$683,000.00

Loan Performance	Low Risk^ no arrears	Performing^ more than 30 days in arrears	Non-Performing^ more than 30 days in arrears
Number	33	1	0
Value	\$28,320,750.00	\$510,388.13	\$0.00

Nature of Security for Loans	1st Mortgage	2nd Mortgage	1st & 2nd Mortgage
Number	34	0	0
Value	\$28,831,138.13	\$0.00	\$0.00

LVR Ranges	< 50%	50 - 60%	60.01 - 70%	70.01 - 75%	75.01 - 80%	80.01 - 85%	85.01 - 90%	Total
Number	13	7	13	0	0	0	1	34
Value	\$7,021,500.00	\$4,071,000.00	\$17,228,250.00	\$0.00	\$0.00	\$0.00	\$510,388.13	\$28,831,138.13

Interest Rate Ranges	< 5%	5.01-10%	10.01 - 12%	12.01 - 14%	14.01 - 16%	16.01 - 18%	> 18%	Total
Number	0	3	26	5	0	0	0	34
Value	\$0.00	\$3,263,000.00	\$19,434,750.00	\$6,133,388.13	\$0.00	\$0.00	\$0.00	\$28,831,138.13

Loans by Class of Activity*	Residential	Commerical	Vacant Land	Construction
Number	28	1	5	0
Value	\$20,953,888.13	\$2,000,000.00	\$5,877,250.00	\$0.00

** Please note where a loan has more than one security, the number and value of the Loans by Class of Activity and the Geographic breakdown are calculated using the security with the highest value.*

Geographic Breakdown*	VIC	NSW	QLD	SA	TAS	ACT	WA	NT
Diversification Target (Range)	30.00%	30.00%	30.00%	10%				
Number	4	9	17	0	1	0	3	0
Value	\$1,866,000.00	\$4,931,500.00	\$18,727,250.00	\$0.00	\$510,388.13	\$0.00	\$2,796,000.00	\$0.00

Current Loans as at 30 September 2026

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement / Extension Date	Interest Rate Per Annum	Capitalised Interest	Term (Months)	Security	Security Type	Location	Loan Performance^
\$1,500,000	61.73%	28 September 2026	10.75%	YES	12	Residential	1st Mortgage	Hermit Park QLD & Kirrawee NSW	Low Risk
\$2,000,000	46.53%	18 September 2026	10.75%	NO	12	Commercial	1st Mortgage	Malaga WA	Low Risk
\$715,000	64.71%	17 September 2026	8.75%	YES	1	Residential & Vacant Land	1st Mortgage	Stoud Road NSW	Low Risk
\$616,000	70.00%	7 September 2026	11.95%	YES	12	Residential	1st Mortgage	Deception Bay QLD	Low Risk
\$540,000	36.00%	2 September 2026	10.75%	NO	12	Vacant Land	1st Mortgage	Airlie Beach QLD	Low Risk
\$665,000	70.00%	24 August 2026	10.45%	YES	6	Residential	1st Mortgage	Inverell NSW	Low Risk
\$265,000	66.25%	24 August 2026	10.45%	YES	3	Residential	1st Mortgage	Kew VIC	Low Risk
\$610,000	54.22%	7 August 2026	11.25%	YES	12	Residential	1st Mortgage	Lancelin WA	Low Risk
\$798,000	57.00%	27 July 2026	9.95%	YES	5	Residential	1st Mortgage	Burwood East	Low Risk
\$620,000	59.05%	24 July 2026	10.95%	YES	6	Vacant Land	1st Mortgage	Newport QLD	Low Risk
\$471,000	65.42%	3 July 2026	10.65%	YES	4	Residential	1st Mortgage	Glenugie NSW	Low Risk
\$315,000	20.32%	3 July 2026	10.95%	YES	12	Residential	1st Mortgage	Colosseum QLD	Low Risk
\$760,000	21.71%	30 June 2026	10.35%	YES	12	Residential	1st Mortgage	Spring Creek NSW	Low Risk
\$660,000	27.94%	24 June 2026	11.95%	YES	12	Residential	1st Mortgage	Homeleigh NSW	Low Risk
\$800,000	68.97%	18 June 2026	10.95%	YES	6	Residential	1st Mortgage	Beewah QLD	Low Risk
\$400,000	57.14%	16 June 2026	10.95%	YES	12	Residential	1st Mortgage	Russell Island QLD	Low Risk
\$845,000	56.33%	10 June 2026	11.45%	YES	12	Residential	1st Mortgage	Running Creek QLD	Low Risk
\$186,000	30.00%	10 June 2026	11.45%	YES	12	Vacant Land	1st Mortgage	North Dandalup WA	Low Risk
\$503,000	59.88%	4 June 2026	10.25%	YES	6	Residential	1st Mortgage	Gunnedah NSW	Low Risk
\$197,500	22.44%	26 May 2026	11.45%	YES	10	Residential	1st Mortgage	Wyoming NSW	Low Risk
\$2,500,000	62.50%	20 May 2026	10.95%	YES	3	Vacant Land	1st Mortgage	Laidley QLD	Low Risk
\$2,031,250	62.50%	20 May 2026	10.95%	YES	3	Vacant Land	1st Mortgage	Laidley QLD	Low Risk
\$295,000	50.00%	19 May 2026	10.25%	YES	6	Vacant Land	1st Mortgage	Mango Hill QLD	Low Risk
\$1,750,000	70.00%	11 May 2026	8.75%	YES	9	Residential	1st Mortgage	Yugar QLD	Low Risk
\$2,500,000	70.00%	30 April 2026	14.00%	YES	6	Vacant Land	1st Mortgage	Redbank Plains QLD	Low Risk
\$2,500,000	70.00%	24 April 2026	14.00%	YES	6	Vacant Land	1st Mortgage	Riverview QLD	Low Risk
\$600,000	46.15%	15 April 2026	11.95%	YES	6	Residential	1st Mortgage	Burraneer NSW	Low Risk
\$540,000	27.00%	7 April 2026	11.45%	YES	12	Residential	1st Mortgage	Lake Mundi VIC	Low Risk
\$915,000	66.79%	31 March 2026	10.95%	YES	6	Residential	1st Mortgage	Dundowran QLD	Low Risk
\$60,000	6.82%	24 March 2026	11.45%	YES	24	Residential	1st Mortgage	Caboolture QLD	Low Risk

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement / Extension Date	Interest Rate Per Annum	Capitalised Interest	Term (Months)	Security	Security Type	Location	Loan Performance^
\$540,000	29.60%	19 December 2025	11.45%	YES	12	Residential	1st Mortgage	Emu Park QLD	Low Risk
\$263,000	30.06%	30 May 2025	12.95%	YES	18	Residential	1st Mortgage	Geelong West VIC	Low Risk
\$360,000	17.14%	27 March 2025	12.95%	YES	24	Residential	1st Mortgage	Leichardt NSW	Low Risk
\$510,388	88.00%	23 November 2024	13.75%	NO	6	Residential	1st Mortgage	George Town TAS	Performing

^Loan Performance Definitions

The Fund uses the following approaches to impairment, as applicable under AASB 9 Financial Instruments. Credit losses arising on mortgage investments are generally reflected in Fund returns and are borne by investors as an ordinary investment risk. Where permitted under the governing arrangements, the Responsible Entity may elect to absorb part of a credit loss through a reduction in performance fees. For credit loss provisioning purposes, the Responsible Entity allocates mortgage investments across four internal classifications: Low-Risk, Performing, Under-Performing and Non-Performing. The assessment considers both expected principal recoverability and other objective indicators of credit impairment. Loans receivable migrate through the following classifications based on the change in credit risk since initial recognition:

Low-Risk

A mortgage investment is classified as Low-Risk where credit risk has not increased significantly since initial recognition. This generally applies where the LVR remains within the Fund's lower-risk parameters, arrears are less than 30 days without notice of settlement, refinance or exit and no qualitative Significant Increase in Credit Risk (SICR) indicators are present. Such investments are classified as Stage 1 under AASB 9 Financial Instruments and are subject to a 12-month ECL.

Performing

A mortgage investment is classified as Performing where credit risk has increased significantly since initial recognition, but the investment is not credit-impaired and is expected to be recovered in full. This classification may include factors or considerations such as LVR deterioration, arrears of 30 days or more, or other evidence of weakened borrower capacity, collateral coverage or exit prospects. Such investments are classified as Stage 2 under AASB 9 Financial Instruments and are subject to lifetime ECL.

Under-Performing

A mortgage investment is classified as Under-Performing where objective evidence indicates credit impairment or materially reduced recoverability, subject to the Fund's documented assessment of the relevant credit and recovery indicators, where LVR has moved into the Fund's elevated-risk range or where other impairment indicators are present. Where exposure exceeds supported recoverability, the investment may remain Under-Performing only where repayments are current and the Directors' documented assessment supports continued performance and an orderly recovery strategy. Such investments are classified as Stage 3 under AASB 9 Financial Instruments and are subject to lifetime ECL.

Non-Performing

A mortgage investment is classified as Non-Performing where the exposure exceeds supported recoverability of the entire financial asset and the criteria for Under-Performing classification are not, or are no longer, satisfied. This classification also applies where repayments are not current and the documented credit and recovery assessment does not support an orderly recovery, valuation evidence is insufficient, borrower capacity or exit prospects have materially deteriorated, or recovery is principally dependent on enforcement or distressed realisation. Accordingly, the distinction between Under-Performing and NonPerforming is determined by the quality and supportability of the expected recovery path rather than by arrears alone. Such investments are classified as Stage 3 under AASB 9 Financial Instruments, with lifetime ECL measured by reference to expected net recoveries and realisation costs.

*Impaired

An Impaired Loan occurs when part or all of the principal and/or interest (and any additional legal and/or other fees related to the sale of the security property) are not able to be recovered in full from the borrower. ASCF may impair a loan while continuing to use other collection methods, even if the security has been sold, in order to recover the balance from the borrower. The impairment of a loan in an ASCF Fund does not necessarily affect the unit price of that Fund, and to date the unit price in all ASCF Funds has not been affected by the impairment of any loan. However there is no guarantee that the unit price in an ASCF Fund will not be impacted by any future loan impairments. Please refer to the Funds' annual and half yearly financial statements for actual impairment expenses and provisions and Please read the ASCF Product Disclosure Statement for more information about the unit price.

Historical Repaid Loans									
Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$1,421,691	52.66%	30 July 2026	9.95%		6	Residential	1st Mortgage	Burpengard East QLD	Repaid
\$406,000	70.00%	15 June 2026	10.25%		6	Vacant Land	1st Mortgage	Banya QLD	Repaid
\$2,560,000	60.00%	12 June 2026	10.95%		6	Commerical	1st Mortgage	Upper Mount Gravatt QLD	Repaid
\$357,000	42.75%	13 May 2026	11.45%		12	Residential	1st Mortgage	Baralaba QLD & Bauhinia QLD	Repaid
\$480,000	32.00%	12 March 2026	11.45%		21	Residential	1st Mortgage	Booroobin QLD	Repaid
\$1,055,000	58.61%	10 February 2026	10.25%		6	Residential	1st Mortgage	Smithfield NSW	Repaid
\$400,000	26.67%	6 February 2026	11.45%		22	Residential	1st Mortgage	Booroobin QLD	Repaid
\$662,000	30.09%	5 February 2026	9.95%		6	Residential	1st Mortgage	Armidale NSW	Repaid
\$428,000	65.85%	31 December 2025	10.95%		6	Residential	1st Mortgage	Glenugie NSW	Repaid
\$250,000	16.67%	5 December 2025	11.45%		24	Residential	1st Mortgage	Booroobin QLD	Repaid
\$580,000	64.44%	16 September 2025	10.25%		6	Residential	1st Mortgage	Regency Downs QLD	Repaid
\$1,008,750	78.50%	22 July 2025	11.95%		12	Residential & Vacant Land	1st Mortgage	Cygnets TAS & Lucastons TAS	Repaid
\$2,220,000	58.42%	21 July 2025	10.25%		6	Residential & Vacant Land	1st Mortgage	Diamond Creek VIC	Repaid
\$495,000	66.00%	11 July 2025	10.25%		6	Vacant Land	1st Mortgage	Gundaroo NSW	Repaid
\$1,460,000	69.52%	25 June 2025	12.25%		12	Residential	1st Mortgage	Inglewood WA	Repaid
\$1,310,000	64.85%	20 June 2025	12.00%		9	Commercial	1st Mortgage	Murray Bridge SA	Repaid
\$300,000	60.00%	20 June 2025	12.95%		12	Residential	1st Mortgage	Kangaroo Flat VIC	Repaid
\$316,000	50.97%	3 June 2025	11.95%		12	Residential	1st Mortgage	Russell Island QLD	Repaid
\$2,700,000	65.00%	27 May 2025	14.00%		6	Vacant Land	1st Mortgage	Riverview QLD	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$2,750,000	64.21%	21 May 2025	14.00%		6	Vacant Land	1st Mortgage	Collingwood Park QLD & Brassall QLD & Blackstone QLD West Ipswich QLD & Bundamba QLD	Repaid
\$598,920	65.10%	2 May 2025	10.95%		6	Vacant Land	1st Mortgage	Fernvale QLD	Repaid
\$400,000	26.67%	28 April 2025	11.95%		12	Residential	1st Mortgage	Lake Munid VIC	Repaid
\$2,268,000	60.00%	15 April 2025	11.95%		12	Commercial	1st Mortgage	Cranbourne West VIC	Repaid
\$655,000	29.77%	1 April 2025	10.95%		6	Commercial	1st Mortgage	Armidale NSW	Repaid
\$858,750	53.67%	26 March 2025	12.00%		12	Vacant Land	1st Mortgage	Sturt SA	Repaid
\$364,000	68.68%	18 March 2025	10.95%		6	Vacant Land	1st Mortgage	Banya QLD	Repaid
\$165,000	18.75%	18 March 2025	11.95%		12	Residential	1st Mortgage	Wyoming NSW	Repaid
\$227,000	31.10%	12 March 2025	13.75%		15	Residential	1st Mortgage	Lynwood WA	Repaid
\$410,000	61.65%	7 February 2025	8.75%		2	Residential	1st Mortgage	Truganina VIC	Repaid
\$1,545,000	67.76%	7 February 2025	10.25%		6	Residential	1st Mortgage	Toothdale NSW & Tilba NSW	Repaid
\$187,500	50.00%	3 February 2025	10.25%		4	Vacant Land	1st Mortgage	Albany WA	Repaid
\$270,000	60.00%	23 January 2025	12.00%		12	Commercial	1st Mortgage	Maleny QLD	Repaid
\$185,000	27.14%	16 January 2025	11.95%		12	Residential	1st Mortgage	Urangan QLD	Repaid
\$1,015,000	65.91%	9 January 2025	10.95%		6	Residential	1st Mortgage	Hamilton QLD & Walkerville SA	Repaid
\$460,000	51.11%	24 December 2024	11.95%		12	Commercial	1st Mortgage	Woodpark NSW	Repaid
\$330,000	60.55%	18 December 2024	10.95%		6	Residential	1st Mortgage	Home Hill QLD	Repaid
\$568,000	25.82%	29 November 2024	11.45%		9	Residential	1st Mortgage	Condell Park NSW	Repaid
\$942,500	65.00%	26 November 2024	12.95%		24	Vacant Land	1st Mortgage	New Chum QLD	Repaid
\$420,000	70.00%	18 November 2024	10.25%		6	Residential	1st Mortgage	Southport QLD	Repaid
\$2,300,000	61.52%	15 November 2024	15.20%		4	Vacant Land	1st Mortgage	Riverview QLD	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$2,300,000	65.31%	15 November 2024	14.00%		4	Vacant Land	1st Mortgage	Redbank Plains QLD	Repaid
\$2,300,000	47.18%	15 November 2024	15.20%		4	Commercial & Vacant Land	1st Mortgage	Collingwood Park QLD & Brassall QLD & Blackstone QLD West Ipswich QLD & Bundamba QLD	Repaid
\$853,300	70.00%	11 November 2024	12.95%		24	Residential	1st Mortgage	Silverdale NSW	Repaid
\$805,000	67.08%	30 October 2024	13.80%		4	Residential	1st Mortgage	Felixtow SA	Repaid
\$631,000	60.67%	18 October 2024	10.95%		6	Vacant Land	1st Mortgage	Tullimbar NSW & Badagarang NSW	Repaid
\$2,450,000	70.00%	18 October 2024	12.96%		12	Residential	1st Mortgage	Tennyson SA	Repaid
\$217,000	43.40%	2 October 2024	13.75%		12	Residential	1st Mortgage	River Heads QLD	Repaid
\$1,520,000	65.37%	1 May 2024	12.95%		6	Residential	1st Mortgage	Burwood East VIC	Repaid
\$810,000	59.56%	23 April 2024	13.75%		6	Residential	1st Mortgage	Yarramalong NSW	Repaid
\$580,000	58.00%	19 April 2024	24.00%		6	Vacant Land	1st Mortgage	South Geelong VIC	Repaid
\$1,050,000	65.63%	5 April 2024	12.00%		2	Residential	1st Mortgage	Warner QLD	Repaid
\$420,000	70.00%	2 November 2023	12.00%		7	Residential	1st Mortgage	Craigmore SA	Repaid
\$500,000	65.22%	9 October 2023	11.95%		12	Vacant Land	1st Mortgage	Cottrell VIC 3024	Repaid
\$1,200,000	50.00%	6 October 2023	12.00%		2	Commercial	1st Mortgage	Lawsome NSW	Repaid
\$577,500	70.00%	25 September 2023	11.95%		6	Residential & Vacant Land	1st Mortgage	Buderim QLD & Millbank QLD	Repaid
\$495,000	68.75%	9 September 2023	11.95%		4	Residential	1st Mortgage	Tullamarine VIC	Repaid
\$1,045,000	69.67%	8 September 2023	11.95%		9	Residential	1st Mortgage	Kearsley NSW	Repaid
\$282,000	48.62%	7 September 2023	11.95%		3	Residential	1st Mortgage	Warwick QLD	Repaid
\$560,000	33.48%	4 September 2023	11.45%		6	Residential & Vacant Land	1st Mortgage	Morisset Park NSW & Cooranbong NSW	Repaid
\$150,000	26.32%	30 August 2023	12.00%		4	Residential	1st Mortgage	Cessnock NSW	Repaid
\$1,250,000	70.00%	30 August 2023	12.00%		6	Vacant Land	1st Mortgage	Harrington Park NSW	Repaid

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\$227,000	47.79%	11 August 2023	11.95%		6	Residential	1st Mortgage	Warwick QLD	Repaid
\$331,000	61.87%	30 June 2023	11.95%		6	Residential	1st Mortgage	Plainland QLD	Repaid
\$81,500	32.60%	7 June 2023	11.95%		3	Vacant Land	1st Mortgage	Dayboro QLD	Repaid
\$800,000	69.57%	23 May 2023	11.95%		7	Residential	1st Mortgage	Kuraby QLD	Repaid
\$125,000	39.68%	22 May 2023	11.95%		12	Residential	1st Mortgage	Para Hills West SA	Repaid
\$805,000	70.00%	8 May 2023	11.95%		10	Residential	1st Mortgage	Harrington Park NSW	Repaid
\$200,000	21.98%	5 May 2023	12.00%		12	Residential	1st Mortgage	Narellan Vale NSW	Repaid
\$151,000	7.19%	20 April 2023	12.00%		24	Residential	1st Mortgage	Leichardt NSW	Repaid
\$690,000	69.70%	17 April 2023	11.95%		9	Residential	1st Mortgage	East Seaham NSW	Repaid
\$230,000	67.65%	27 March 2023	12.00%		6	Vacant Land	1st Mortgage	Tarneit VIC	Repaid
\$700,000	56.00%	23 March 2023	11.75%		9	Residential	1st Mortgage	St Andrews Beach VIC	Repaid
\$299,000	65.00%	13 March 2023	11.45%		6	Vacant Land	1st Mortgage	Calderwood NSW	Repaid
\$1,750,000	62.68%	10 March 2023	14.00%		12	Commercial & Vacant Land	1st Mortgage	Collingwood Park QLD & Brassall QLD & Ipswich QLD & Blackstone QLD & Redbank Plains QLD & Riverview QLD & West Ipswich QLD	Repaid
\$1,000,000	70.00%	8 March 2023	14.00%		12	Vacant Land	1st Mortgage	Bundamba QLD & Blackstone QLD	Repaid
\$560,000	65.88%	15 February 2023	11.95%		12	Residential	1st Mortgage	Millthorpe NSW	Repaid
\$300,000	63.16%	2 February 2023	11.95%		12	Residential	1st Mortgage	Cairns City QLD	Repaid
\$1,500,000	62.50%	23 December 2022	9.95%		12	Commercial	1st Mortgage	Southport QLD	Repaid
\$2,709,000	70.00%	23 December 2022	12.00%		9	Vacant Land	1st Mortgage	Logan Reserve QLD	Repaid
\$3,125,000	70.00%	23 December 2022	12.00%		6	Vacant Land	1st Mortgage	Bundamba QLD	Repaid
\$780,000	55.52%	14 December 2022	10.95%		12	Residential	1st Mortgage	Mooroolbark VIC & Truganina VIC	Repaid

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\$742,000	47.26%	9 December 2022	9.95%		4	Residential	1st Mortgage	Mount Crawford SA & Greenwith SA	Repaid
\$409,500	65.00%	1 December 2022	10.95%		6	Vacant Land	1st Mortgage	Bridgeman Downs QLD	Repaid
\$300,000	54.55%	21 November 2022	10.75%		12	Vacant Land	1st Mortgage	Cape Woolamai VIC	Repaid
\$1,270,000	60.48%	17 November 2022	11.95%		6	Residential	1st Mortgage	Surfers Paradise QLD	Repaid
\$407,500	65.00%	7 November 2022	11.95%		12	Residential	1st Mortgage	Clarendon SA	Repaid
\$210,000	33.48%	4 November 2022	11.45%		12	Residential & Vacant Land	1st Mortgage	Morriset Park NSW & Cooranbong NSW	Repaid
\$190,000	54.29%	1 November 2022	11.95%		6	Residential	1st Mortgage	Ballarat East VIC	Repaid
\$160,000	68.09%	28 October 2022	10.95%		6	Residential	1st Mortgage	Elizabeth Grove SA	Repaid
\$615,000	53.43%	19 October 2022	10.95%		3	Residential	1st Mortgage	Newcomb VIC & Tannum Sands QLD	Repaid
\$1,650,000	68.00%	23 September 2022	11.95%		12	Residential	1st Mortgage	Belmont QLD	Repaid
\$1,100,000	70.00%	15 September 2022	10.95%		6	Residential	1st Mortgage	Wamuran QLD & Elimbah QLD	Repaid
\$332,000	34.95%	30 August 2022	10.75%		24	Residential	1st Mortgage	Croydon VIC	Repaid
\$150,000	27.27%	24 August 2022	10.75%		12	Residential	1st Mortgage	Carrum VIC	Repaid
\$292,500	46.80%	16 August 2022	10.25%		6	Residential & Vacant Land	1st Mortgage	Victor Harbor SA	Repaid
\$750,000	58.82%	29 July 2022	9.95%		6	Residential	1st Mortgage	New Gisborne VIC	Repaid
\$150,000	35.71%	11 July 2022	10.75%		12	Residential	1st Mortgage	Wodonga VIC	Repaid
\$331,500	66.30%	24 June 2022	10.45%		6	Vacant Land	1st Mortgage	Googong NSW	Repaid
\$520,000	67.53%	22 June 2022	10.75%		12	Residential	1st Mortgage	Dandenong North VIC	Repaid
\$600,000	51.06%	20 June 2022	9.75%		6	Residential	1st Mortgage	Uralba NSW	Repaid
\$90,000	16.36%	17 June 2022	10.25%		12	Residential	1st Mortgage	Morley WA	Repaid
\$575,000	54.76%	16 June 2022	8.45%		3	Residential	1st Mortgage	Lockwood South VIC	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$725,000	42.27%	15 June 2022	8.45%		4	Residential	1st Mortgage	Pitt Town NSW	Repaid
\$235,000	67.14%	15 June 2022	10.95%		8	Residential	1st Mortgage	Raceview QLD	Repaid
\$306,000	61.20%	3 June 2022	9.25%		6	Residential	1st Mortgage	Dickson ACT	Repaid
\$395,000	69.92%	31 May 2022	10.25%		6	Residential	1st Mortgage	Dickson ACT	Repaid
\$427,000	56.18%	31 May 2022	10.75%		12	Residential	1st Mortgage	Lockleys SA	Repaid
\$401,000	65.74%	13 April 2022	10.95%		12	Residential	1st Mortgage	Wallan VIC	Repaid
\$738,500	70.00%	29 March 2022	9.95%		12	Residential	1st Mortgage	Bentley WA	Repaid
\$2,420,000	55.00%	16 March 2022	11.99%		6	Residential	1st Mortgage	Sylvannia NSW	Repaid
\$2,750,000	50.01%	9 March 2022	12.00%		12	Vacant Land	1st Mortgage	Blackstone QLD & Redbank Plains QLD & Riverview QLD	Repaid
\$585,000	65.00%	4 March 2022	10.95%		6	Commercial	1st Mortgage	Labrador QLD	Repaid
\$113,600	45.44%	25 February 2022	10.95%		12	Residential	1st Mortgage	New Moonta QLD	Repaid
\$884,293	73.69%	23 February 2022	9.85%		8	Residential	1st Mortgage	Yarramalong NSW	Repaid
\$291,000	69.29%	23 February 2022	9.95%		6	Residential	1st Mortgage	Bargara QLD	Repaid
\$191,441	30.88%	23 December 2021	7.95%		24	Residential	1st Mortgage	Parkinson QLD	Repaid
\$3,420,000	12.49%	17 December 2021	7.50%		24	Vacant Land	1st Mortgage	Eaton WA	Repaid
\$322,000	48.06%	3 December 2021	8.95%		4	Residential	1st Mortgage	Blue Haven NSW	Repaid
\$3,300,000	70.00%	18 November 2021	12.00%		3	Residential	1st Mortgage	Potts Point NSW	Repaid
\$448,500	59.80%	10 November 2021	11.95%		12	Vacant Land	1st Mortgage	Laidley North QLD & Boonooroo QLD	Repaid
\$910,000	69.47%	9 November 2021	9.15%		6	Vacant Land	1st Mortgage	Narromine NSW	Repaid
\$155,000	53.45%	29 October 2021	11.95%		12	Residential	1st Mortgage	Daisy Hill VIC	Repaid
\$262,500	52.50%	28 October 2021	9.75%		6	Residential	1st Mortgage	Scarborough QLD	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$1,022,500	63.91%	8 October 2021	9.95%		12	Residential	1st Mortgage	Broadbeach QLD	Repaid
\$420,000	19.63%	1 September 2021	7.95%		3	Residential	1st Mortgage	Scarborough QLD & Rainbow Beach QLD	Repaid
\$1,232,500	61.63%	31 August 2021	10.95%		10	Residential	1st Mortgage	Harrinton Park NSW & Wilton NSW	Repaid
\$1,635,000	68.13%	10 August 2021	12.00%		6	Residential	1st Mortgage	Ashgrove QLD	Repaid
\$5,400,000	38.63%	3 August 2021	9.45%		6	Vacant Land	1st Mortgage	Tullimbar NSW	Repaid
\$310,000	40.79%	30 July 2021	10.95%		12	Residential	1st Mortgage	Canley Vale NSW	Repaid
\$97,500	69.64%	28 July 2021	9.95%		12	Vacant Land	1st Mortgage	Adare QLD	Repaid
\$572,500	39.48%	28 July 2021	9.95%		12	Residential	1st Mortgage	St Andrews Beach VIC	Repaid
\$780,000	40.00%	22 July 2021	9.95%		12	Vacant Land	1st Mortgage	Morisset Park NSW	Repaid
\$57,000	13.38%	8 July 2021	9.95%		18	Residential	1st Mortgage	Urraween QLD	Repaid
\$220,000	41.51%	7 July 2021	9.45%		6	Residential	1st Mortgage	Kelmore VIC	Repaid
\$425,000	50.78%	6 July 2021	7.95%		3	Residential	1st Mortgage	Tweantin QLD	Repaid
\$337,000	50.30%	25 June 2021	9.25%		6	Residential	1st Mortgage	Coomba Bay NSW & Forster NSW	Repaid
\$255,500	59.42%	24 June 2021	7.50%		3	Vacant Land	1st Mortgage	Taylor ACT	Repaid
\$1,500,000	58.54%	14 May 2021	8.99%		2	Residential & Vacant Land	1st Mortgage	Mermaid Beach QLD & Nobbys Creek NSW	Repaid
\$362,600	70.00%	5 May 2021	9.95%		6	Vacant Land	1st Mortgage	Denham Court NSW	Repaid
\$630,000	51.22%	30 April 2021	7.95%		3	Residential	1st Mortgage	Arncliffe NSW	Repaid
\$787,178	65.74%	19 April 2021	10.95%		12	Residential	1st Mortgage	Little Mountain QLD	Repaid
\$230,000	17.04%	15 April 2021	9.95%		12	Residential	1st Mortgage	Docklands VIC	Repaid
\$100,000	20.00%	1 April 2021	9.25%		6	Residential	1st Mortgage	Pakenham VIC	Repaid
\$172,500	23.00%	1 April 2021	10.95%		18	Residential	1st Mortgage	Bateau Bay NSW	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
\$200,000	39.22%	1 April 2021	12.00%		12	Residential	1st Mortgage	Benowa QLD	Repaid
\$67,500	14.67%	30 March 2021	10.95%		12	Residential	1st Mortgage	Lithgow NSW	Repaid
\$750,000	68.43%	12 March 2021	11.95%		5	Residential & Vacant Land	1st Mortgage	Miners Rest VIC & Lake Gardens VIC	Repaid
\$150,000	5.17%	5 March 2021	10.50%		6	Commercial	1st Mortgage	Milton QLD	Repaid
\$765,000	64.86%	4 March 2021	10.95%		12	Residential	1st Mortgage	Jam Jerrup VIC	Repaid
\$60,000	16.00%	19 February 2021	9.95%		3	Vacant Land	1st Mortgage	Preston QLD	Repaid
\$845,000	33.60%	11 February 2021	9.95%		4	Residential	1st Mortgage	Sunrise Beach QLD	Repaid
\$924,000	56.86%	28 January 2021	12.96%		12	Vacant Land	1st Mortgage	Point Frederick NSW	Repaid
\$520,000	48.37%	6 January 2021	9.95%		12	Residential	1st Mortgage	Penna TAS	Repaid
\$935,000	51.78%	14 December 2020	12.00%		12	Vacant Land	1st Mortgage	Forest Lake QLD	Repaid
\$1,027,500	43.72%	2 December 2020	9.95%		12	Residential	1st Mortgage	Claremont TAS & Bellerive TAS	Repaid
\$305,000	67.78%	17 November 2020	9.95%		6	Vacant Land	1st Mortgage	Anakie VIC	Repaid
\$396,000	61.78%	16 November 2020	12.00%		12	Residential & Vacant Land	1st Mortgage	Mount Barker SA & Encounter Bay SA	Repaid
\$63,140	17.06%	30 October 2020	9.95%		24	Residential	1st Mortgage	Sunbury VIC	Repaid
\$100,000	40.82%	29 October 2020	9.95%		6	Vacant Land	1st Mortgage	North Dandalup WA	Repaid
\$980,000	24.29%	13 October 2020	12.00%		12	Commercial	1st Mortgage	Woodridge QLD	Repaid
\$178,500	70.00%	7 September 2020	12.00%		6	Vacant Land	1st Mortgage	Loganlea QLD	Repaid
\$715,000	36.55%	22 June 2020	12.00%		3	Residential	1st Mortgage	Glen Iris VIC	Repaid
\$483,000	70.00%	27 March 2020	10.95%		12	Residential	1st Mortgage	Beaudesert QLD	Repaid
\$735,000	61.25%	25 March 2020	10.95%		12	Commercial	1st Mortgage	East Maitland NSW	Repaid
\$1,530,000	60.00%	27 November 2019	13.20%		12	Residential	1st Mortgage	Loganlea QLD	Repaid

Loan Amount	Loan to Valuation Ratio (LVR)	Settlement Date	Interest Rate Per Annum	Interest Capitalised	Term (Months)	Security	Security Type	Location	Loan Performance^
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The above loan summary is current as at 30 September 2026 and is updated monthly.

For more information call us on 1300 269 419 or visit our website ascf.com.au
Australian Secure Capital Fund Ltd ACN 613 497 635 - AFSL & ACL 491 201
Level 1, 50 Park Road, Milton Queensland Australia 4064

A Pooled Mortgage Trust Investment by Australian Secure Capital Fund Limited ACN 613 497 635 - AFSL 491 201

An investment in ASCF Select Income Fund (ARSN 616 367 410), ASCF High Yield Fund (ARSN 616 367 330) and/or

ASCF Premium Capital Fund (ARSN 637 973 409) is subject to risks, which may result in a loss of some or all of your principal investment.

The performance of the Funds, repayment of capital or of any particular rate of return is not guaranteed. Past performance is not a reliable indicator of future performance.

Before making an investment decision, you should read the Product Disclosure Statement (PDS) and Target Market Determination (TMD) and consider whether an investment in the Funds is appropriate for you.

Some of the above loans have been jointly funded by ASCF and external investors.

***Impaired**

An Impaired Loan occurs when part or all of the principal and/or interest (and any additional legal and/or other fees related to the sale of the security property) are not able to be recovered in full from the borrower. ASCF may impair a loan while continuing to use other collection methods, even if the security has been sold, in order to recover the balance from the borrower. The impairment of a loan in an ASCF Fund does not necessarily affect the unit price of that Fund, and to date the unit price in all ASCF Funds has not been affected by the impairment of any loan. However there is no guarantee that the unit price in an ASCF Fund will not be impacted by any future loan impairments. Please refer to the Funds' annual and half yearly financial statements for actual impairment expenses and provisions and Please read the ASCF Product Disclosure Statement for more information about the unit price.