

Latest Asset Portfolio Figures

updated quarterly after the end of
 March, June, September & December each year

4.1 Historical Performance of Fund to 30 September 2018

Since the establishment of the Fund in 1999 loans in excess of \$1,608,845,678.03 have been made by the Fund to various Borrowers. The Manager has concentrated on moderate, sensible growth to avoid problems that may arise with rapid expansion.

4.2 Loan Profiles as at 30 September 2018

Fund Assets	\$ 94,944,532
Value of Loans	\$ 150,156,457
Number of Loans	16
Number of Borrowers	16

Loans which represent in excess of 5% Fund Assets..... 6

Those 6 loans being for	- \$ 20,197,000.00	- representing	21.272% of Fund Assets
	- \$ 12,870,000.00	- representing	13.555% of Fund Assets
	- \$ 7,440,000.00	- representing	7.836% of Fund Assets
	- \$ 7,308,000.00	- representing	7.697% of Fund Assets
	- \$ 7,198,500.00	- representing	7.582% of Fund Assets
	- \$ 5,323,000.00	- representing	5.606% of Fund Assets

Number of loans secured by first mortgage..... 16

Number of loans secured by second mortgage or other..... 0

Type of Security Property	By percentage of	Loan Value	Managed Funds
Commercial		0.00%	0.00%
Residential:-	Vacant residential land	6.25%	8.74%
	Houses	0.00%	0.00%
	Multi-storey units	0.00%	0.00%
	Townhouses	0.00%	0.00%
Industrial		0.00%	0.00%
Rural		0.00%	0.00%
Development and/or construction (by purpose of development loan):			
	Vacant residential land	12.50%	9.44%
	Houses	0.00%	0.00%
	Multi-storey units	56.25%	63.71%
	Townhouses	25.00%	18.11%
	Commercial	0.00%	0.00%

Locality of Assets secured by loans			
	Queensland	50.39%	34.94%
	New South Wales	27.39%	45.81%
	Victoria	14.03%	10.37%
	Western Australia	8.19%	8.88%

Interest rates payable on loans 9 to 10%

Loan Maturity dates		
	From 1/10/2018 to 31/10/2018	3
	From 1/11/2018 to 31/12/2018	2
	From 1/10/2018 to 30/06/2019	9
	From 1/07/2019 on	1

4.3 Loans in Default as at 31 December 2017

Term	Principal in Arrears	Interest in Arrears	No. of Loans
90 -180 days	\$0	\$0.00	0
270-365 days	\$981,000	\$0.00	1
more than 365 days			
Neither past due or impaired			15

4.4 Fund borrowing is as disclosed in our current PDS and the fund is not in breach of any lending covenants under the facilities.

4.5 Benchmark disclosures as required under RG 45 are as disclosed in the current and supplementary PDS (see link on website).