

# Latest Asset Portfolio Figures

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

## 4.1 Historical Performance of Fund to 31 December 2018

Since the establishment of the Fund in 1999 loans in excess of \$1,617,707,130.03 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 31 December 2018

Fund Assets .....	\$ 98,471,382
Value of Loans .....	\$ 119,863,909
Number of Loans .....	15
Number of Borrowers .....	165

Loans which represent in excess of 5% Fund Assets.....	6
Those 6 loans being for	
- \$ 20,425,000.00 - representing	23.158% of Fund Assets
- \$ 8,765,000.00 - representing	9.938% of Fund Assets
- \$ 7,625,000.00 - representing	8.645% of Fund Assets
- \$ 7,248,500.00 - representing	8.218% of Fund Assets
- \$ 7,023,500.00 - representing	7.963% of Fund Assets
- \$ 5,108,500.00 - representing	5.792% of Fund Assets

Number of loans secured by first mortgage .....	15
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	11.34%	10.15%
	Houses	0.00%	0.00%
	Multi-storey units	1.71%	2.38%
	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	10.65%	10.48%
	Houses	0.00%	0.00%
	Multi-storey units	60.23%	59.19%
	Townhouses	16.07%	17.80%
	Commercial	0.00%	0.00%

Locality of Assets secured by loans			
	Queensland	49.54%	39.19%
	New South Wales	22.62%	36.38%
	Victoria	17.57%	14.59%
	Western Australia	10.26%	9.83%

Interest rates payable on loans .....	9 to 10%
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Loan Maturity dates	From 1/01/2019 to 31/01/2019	3
	From 1/02/2019 to 31/03/2019	6
	From 1/04/2019 to 31/12/2019	4
	From 1/01/2020 on	1

## 4.3 Loans in Default as at 31 December 2018

Term	Principal in Arrears	Interest in Arrears	No. of Loans
90 -180 days	\$0	\$0.00	0
270-365 days	\$0	\$0.00	0
more than 365 days	\$981,000	\$12,453.75	1
Neither past due or impaired			14

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).