

Latest Asset Portfolio Figures

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

4.1 Historical Performance of Fund to 31 March 2019

Since the establishment of the Fund in 1999 loans in excess of \$1,685,437,239.03 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 March 2019

Fund Assets	\$ 83,574,645
Value of Loans	\$ 128,315,355
Number of Loans	16
Number of Borrowers	16

Loans which represent in excess of 5% Fund Assets.....	6
Those 6 loans being for	
- \$ 13,051,000.00 - representing	15.616% of Fund Assets
- \$ 11,695,000.00 - representing	13.993% of Fund Assets
- \$ 10,102,000.00 - representing	12.087% of Fund Assets
- \$ 9,956,500.00 - representing	11.913% of Fund Assets
- \$ 7,909,500.00 - representing	9.464% of Fund Assets
- \$ 5,480,500.00 - representing	6.558% 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	20.43%	13.67%
	Houses	0.10%	0.17%
	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	13.70%	17.20%
	Houses	0.00%	0.00%
	Multi-storey units	48.42%	52.62%
	Townhouses	17.35%	16.34%
	Commercial	0.00%	0.00%

Locality of Assets secured by loans			
	Queensland	48.90%	46.74%
	New South Wales	13.93%	23.58%
	Victoria	27.59%	18.82%
	Western Australia	9.58%	10.86%

Interest rates payable on loans 9 to 10%

Loan Maturity dates		
	From 1/04/2019 to 30/04/2019	2
	From 1/05/2019 to 30/06/2019	3
	From 1/07/2019 to 31/03/2020	7
	From 1/04/2020 on	3

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	\$781,000	\$43,544.17	1
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).