

# 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 2021

Since the establishment of the Fund in 1999 loans in excess of \$1,856,796,961 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 2021

Fund Assets .....	\$ 50,223,694
Value of Loans .....	\$ 82,825,581
Number of Loans .....	13
Number of Borrowers .....	13
Loans which represent in excess of 5% Fund Assets.....	5
Those 5 loans being for	
- \$ 7,150,000	- representing 14.24% of Fund Assets
- \$ 5,430,000	- representing 10.81% of Fund Assets
- \$ 5,200,000	- representing 10.35% of Fund Assets
- \$ 5,043,500	- representing 10.04% of Fund Assets
- \$ 2,703,700	- representing 5.38% of Fund Assets
Number of loans secured by first mortgage .....	13
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	27.34%	25.10%
	Houses	0.23%	0.58%
	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	0.00%	0.00%
	Houses	2.00%	5.20%
	Multi-storey units	43.46%	37.51%
	Townhouses	23.28%	23.29%
	Commercial	0.00%	0.00%
	Industrial	3.69%	8.32%

<b>Locality of Assets secured by loans</b>	Queensland	69.41%	50.22%
	New South Wales	17.91%	27.19%
	Victoria	12.68%	22.59%

**Interest rates payable on loans**..... 7 to 9.5%

<b>Loan Maturity dates</b>	From 1/04/2021 to 30/04/2021	1
	From 1/05/2021 to 30/06/2021	2
	From 1/07/2021 to 30/9/2021	8
	From 1/04/2022	4

## 4.3 Loans in Default as at 31 March 2021

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	\$0	\$0.00	0
Neither past due or impaired			13

**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).