

# Latest Asset Portfolio Figures

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

## 4.1 Historical Performance of Fund to 30 June 2021

Since the establishment of the Fund in 1999 loans in excess of \$1,895,276,273 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 June 2021

Fund Assets .....	\$ 54,316,230
Value of Loans .....	\$ 107,027,582
Number of Loans .....	18
Number of Borrowers .....	18
Loans which represent in excess of 5% Fund Assets.....	4
Those 4 loans being for	
- \$ 12,653,500	- representing 23.30% of Fund Assets
- \$ 9,451,000	- representing 17.40% of Fund Assets
- \$ 7,670,000	- representing 14.12% of Fund Assets
- \$ 2,756,000	- representing 5.07% of Fund Assets
Number of loans secured by first mortgage .....	18
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	21.57%	11.29%
	Houses	3.67%	2.54%
	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	1.54%	7.12%
	Multi-storey units	42.48%	48.49%
	Townhouses	30.74%	30.56%
	Commercial	0.00%	0.00%
	Industrial	0.00%	0.00%

<b>Locality of Assets secured by loans</b>	Queensland	69.80%	60.94%
	New South Wales	17.63%	27.08%
	Victoria	11.32%	10.22%
	ACT	1.25%	1.76%

Interest rates payable on loans..... 5 to 9.5%

<b>Loan Maturity dates</b>	From 1/07/2021 to 31/07/2021	1
	From 1/08/2021 to 31/10/2021	4
	From 1/011/2021 to 30/06/2022	6
	From 1/07/2022	7

## 4.3 Loans in Default as at 30 June 2021

Term	Principal in Arrears	Interest in Arrears	No. of Loans
90 -180 days	\$2,393,000	\$0.00	1
270-365 days	\$0	\$0.00	0
more than 365 days	\$0	\$0.00	0
Neither past due or impaired			17

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).