

# MSQUARED MORTGAGE INCOME FUND MONTHLY REPORT | JUNE 2024



## MARKET & PORTFOLIO UPDATE

In June, it was revealed that Australian inflation rose to a six-month high of 4.00%, driven predominantly by housing and services. According to an Australian Financial Review poll, a group of economists are now predicting that targeted inflation will not be met for at least another 12 months. This, despite previous expectations of several rate cuts by the end of 2024, suggests that investors should focus on asset quality rather than market speculation. The current economic environment has led to an intensified focus on real estate-backed Private Credit because the asset class provides competitive risk-adjusted returns to investors.

The Fund remains well diversified with a portfolio of 32 loans and a weighted LVR of 55.91%. The Fund returned an income distribution to investors of 8.00% p.a. in June.

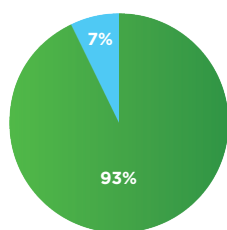
## RECENT RETURNS (ANNUALISED)

June 24	8.00% p.a.
May 24	8.00% p.a.
April 24	8.00% p.a.
March 24	7.91% p.a.
February 24	7.91% p.a.

## FUND METRICS

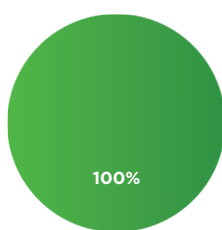
No. of Loans in Fund	32
Weighted Portfolio LVR	55.91%
Weighted Portfolio Loan Term	7.32 months
Loans Settled in Last 90 Days	2
Loans Repaid in Last 90 Days	7

### CAPITAL ALLOCATION



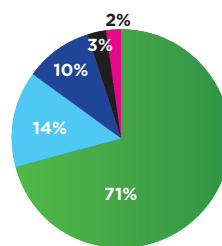
■ Funds Invested ■ Cash

### SECURITY TYPE



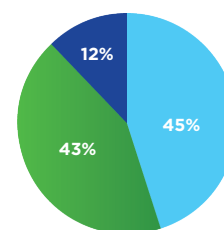
■ Residential

### GEOGRAPHICAL LOCATION



■ Sydney ■ Greater NSW  
■ Brisbane ■ Greater QLD  
■ Victoria

### LOAN PURPOSE



■ Working Capital ■ Refinance  
■ Acquisition

## OBJECTIVES OF THE FUND

- 01 To provide investors an opportunity to access **high quality, first registered** mortgage investments through a professionally managed structure
- 02 The provision of **monthly income** distributions at a targeted minimum net return of **6.50% p.a.**

## KEY FUND INFORMATION

Target Minimum Return	6.50%
Maximum LVR	70.00%
Security	1st Registered Mortgages
Distributions	Payable monthly
Minimum Investment	\$50,000
Minimum Investment Term	12 Months
Redemptions	Quarterly with two months' notice
Security Type	Residential, Commercial, Industrial
Investment Grade Research Ratings	Evergreen Ratings SQM Ratings Kris Kondov Asset Consultant

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