

TPT Long Term Fund

QUARTERLY FUND REPORT



TPT Long Term Fund

Fund report as at 31 December 2019

Historical performance - as at 31 December 2019

	3 months (%) p.a.	6 months (%) p.a.	1 year (%) p.a.	3 years (%) p.a.	5 years (%) p.a.
Net	2.24%	2.40%	2.71%	2.84%	3.06%

Past performance is not a reliable indicator of future performance. Returns assume reinvestment of income.

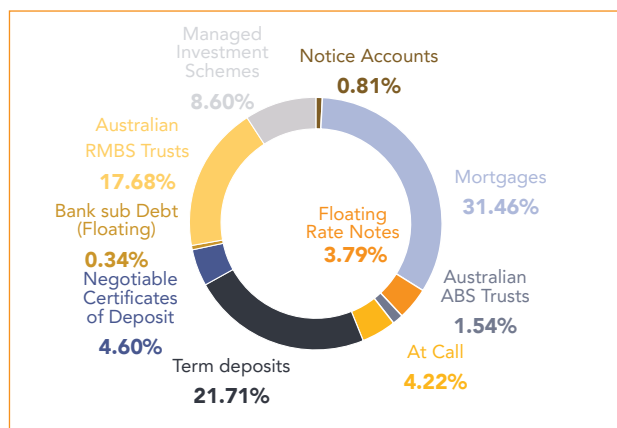
TPT Long Term Fund investment profile- as at 31 December 2019

Cash & Shorter-term Fixed Interest	\$91,674,087	31.34%
Longer-term Fixed Interest	\$12,085,932	4.13%
Asset Backed Securities	\$4,500,000	1.54%
Commerical Backed Securities	\$15,358,219	5.25%
Residential Mortgage Backed Securities	\$51,736,420	17.68%
External Registered Managed Investment Schemes	\$25,150,000	8.60%
First Registered Mortgages	\$92,044,143	31.46%
Total Investments (net asset value)	\$292,548,621	

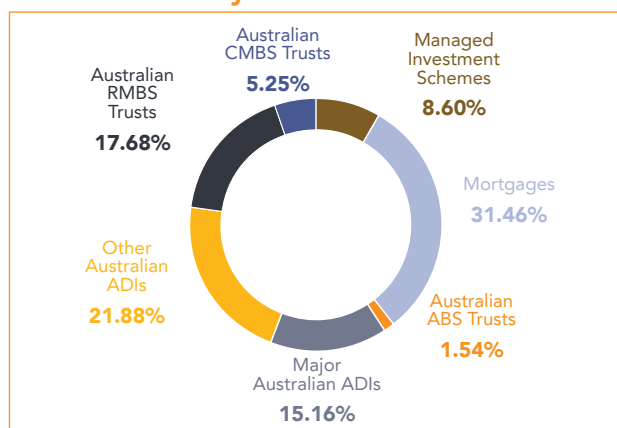
Mortgage portfolio information

Number of loans	230
Number of Mortgagors	128
Types of property by value	
- Retail	14.33%
- Commercial	55.84%
- Industrial	3.86%
- Rural	21.10%
- Residential	3.73%
- Schools	1.14%
- Cash	0.00%
- Local Government guarantee	0.00%
Average loan size	\$719,095
Range of loan sizes	\$1,000 to \$6,500,000
Average loan to value ratio	30.90%
Maximum loan to value ratio	71.11%
Weighted average loan to value ratio	44.03%
Variable rate loans (as % of mortgage portfolio)	74.69%
Undrawn loan commitments	\$317,554

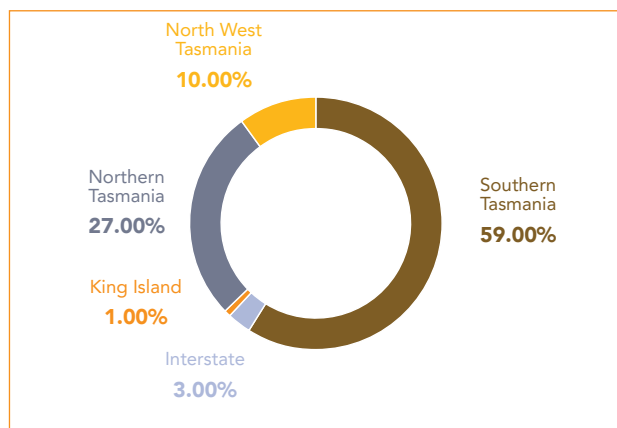
Allocation by type



Fund Allocation by Institution



Mortgage Portfolio Allocation by Geographical Location



Mortgage Portfolio Duration Analysis

Duration	%
6 Months	26.96%
12 Months	20.00%
18 Months	13.48%
24 Months	8.70%

Mortgage Portfolio Arrears Analysis

Days in arrears	Number of Loans	% of total assets
60-90	0	0.00%
90+	0	0.00%

Mortgage Portfolio Interest Rate Analysis

Mortgage Interest Rate	Number of Loans	Value of Loans
0.00% - less than 2.50%	0	0
2.50% - less than 3.00%	7	\$15,152,847
3.00% - less than 3.50%	4	\$471,420
3.50% - less than 4.00%	4	\$1,500,000
4.00% - less than 4.50%	16	\$24,699,768
4.50% - less than 5.00%	25	\$9,696,537
5.00% - less than 5.50%	49	\$21,238,025
5.50% - less than 6.00%	122	\$18,824,172
6.00% - less than 6.50%	3	\$461,375
6.50% - less than 7.00%	0	\$0
7.00% - less than 7.50%	0	\$850,000
7.50% - less than 8.00%	0	\$0
8.00% - less than 8.50%	0	\$0
Total	230	\$92,044,143

Related Party Investments[^]

Investment Type	% of total assets	Total value
Cash and short-term investments	1.28%	\$3,738,863
Australian RMBS Trusts	2.84%	\$8,322,703
Total	4.12%	\$12,061,566

[^] Related party investments include deposits with MyState Bank Limited and investments in Australian Residential Mortgage Backed Securities (RMBS) via special purpose vehicles that are related parties to MyState Bank. All related party transactions are made at market terms on an arms length basis. Percentages may not add to 100% due to rounding.

Past performance is not a reliable indicator of future performance and averaged annualised rate for the week ending 31.12.19 assumes reinvestment of income and funds held for 12 months. Performance is after fees and charges. TPT Wealth Limited recommends that you seek independent professional advice that takes into account your investment objectives, financial situation, particular needs and/or other personal circumstances, before making any investment decisions. TPT Wealth Limited, MyState Limited and MyState Bank Limited do not guarantee the repayment of capital or the performance of the Fund or any particular rates of return from the Fund. A mortgage fund investment is an equity investment in a managed investment fund, and is not a bank deposit. Accordingly, there is a higher risk of losing some or all of your money than is the case with a bank deposit. In respect of withdrawal periods, withdrawal rights and investment periods, please note that whilst we expect to meet redemption requests within the periods stated, these periods may be longer subject to the nature of the assets of the particular Fund, the particular Fund's liquidity, the Fund's constitution and the Law. For additional information, please refer to the Fund's PDS which is available free of charge at any TPT Wealth office or online at tptwealth.com.au.

