

TPT Select Mortgage Fund

QUARTERLY FUND REPORT



TPT Select Mortgage 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	2.34%	2.46%	2.76%	2.97%	3.11%

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

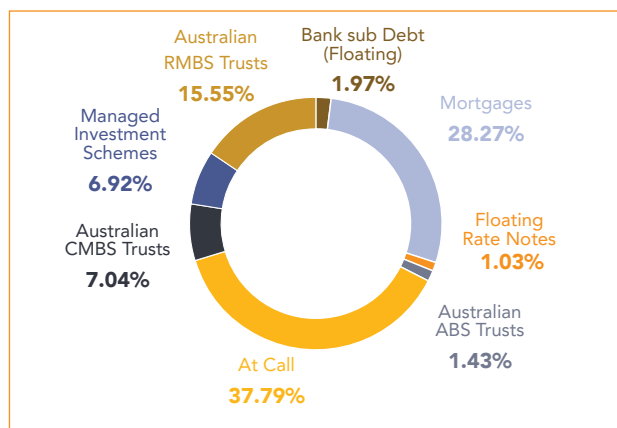
TPT Select Mortgage Fund investment profile- as at 31 December 2019

Cash & Shorter-term Fixed Interest	\$107,110,727	38.29%
Longer-term Fixed Interest	\$6,993,403	2.50%
Asset Backed Securities	\$4,000,000	1.38%
Commerical Backed Securities	\$19,695,262	7.04%
Residential Mortgage Backed Securities	\$43,501,763	15.55%
External Registered Managed Investment Schemes	\$19,350,000	6.92%
First Registered Mortgages	\$79,063,124	28.27%
Total Investments (net asset value)	\$279,714,279	

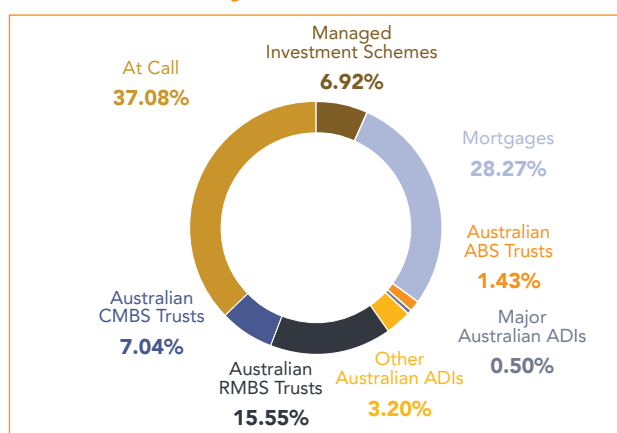
Mortgage portfolio information

Number of loans	211
Number of Mortgagors	118
Types of property by value	
- Retail	12.67%
- Commercial	47.80%
- Industrial	9.05%
- Rural	14.30%
- Residential	16.18%
- Schools	0.00%
- Cash	0.00%
- No Security	0.00%
Average loan size	\$891,384
Range of loan sizes	\$1,000 to \$6,500,000
Average loan to value ratio	47.19%
Maximum loan to value ratio	75.00%
Weighted average loan to value ratio	33.16%
Variable rate loans (as % of mortgage portfolio)	61.98%
Undrawn loan commitments	\$179,946

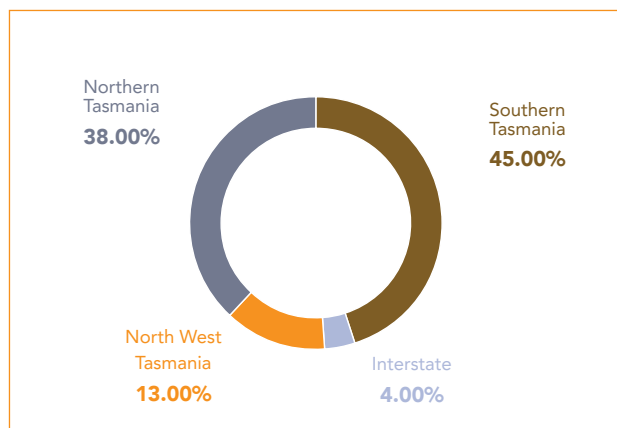
Allocation by type



Fund Allocation by Institution



Mortgage Portfolio Allocation by Geographical Location



Mortgage Portfolio Duration Analysis

Duration	%
6 Months	34.12%
12 Months	24.17%
18 Months	8.06%
24 Months	7.58%

Mortgage Portfolio Arrears Analysis

Days in arrears	Number of Loans	% of total assets
60-90	1	0.13%
90+	3	0.03%

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	\$11,798,641
3.00% - less than 3.50%	4	\$359,775
3.50% - less than 4.00%	8	\$3,919,000
4.00% - less than 4.50%	15	\$9,305,077
4.50% - less than 5.00%	38	\$16,596,982
5.00% - less than 5.50%	51	\$20,999,432
5.50% - less than 6.00%	73	\$15,321,475
6.00% - less than 6.50%	11	\$655,812
6.50% - less than 7.00%	1	\$0
7.00% - less than 7.50%	2	\$85,330
7.50% - less than 8.00%	0	\$0
8.00% - less than 8.50%	1	\$21,600
Total	210	\$79,063,124

Related Party Investments[^]

Investment Type	% of total assets	Total value
Cash and short-term investments	37.09%	\$103,739,871
Australian RMBS Trusts	2.52%	\$7,037,692
Total	39.60%	\$110,777,563

[^] Related party investments include investments in other TPT Wealth, 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.

