

# Investment Report TPT Long Term Fund

As at 30 June 2024



TPT Wealth 

# TPT Long Term Fund

## Performance to Benchmark

RETURN FOR THE PERIOD AS AT 30.06.2024	NET RETURN	GROSS RETURN	BENCHMARK	GROSS MARGIN TO BENCHMARK
3 Months	1.29%	1.57%	1.21%	0.36%
6 Months	2.60%	3.19%	2.41%	0.78%
1 Year	5.11%	6.42%	4.77%	1.65%
3 Years pa	3.33%	4.59%	2.91%	1.68%
5 Years pa	2.67%	3.90%	2.09%	1.81%

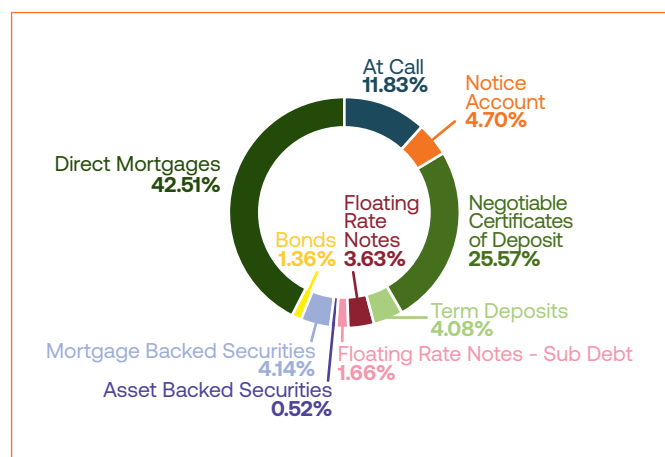
Benchmark is the official cash rate + 0.50%. Prior to October 2023 benchmark was the Bloomberg Bank Bill Index.

**Note:** Returns less than one year are not annualised. Performance is after standard fees and charges as outlined in the Fund's Product Disclosure Statement and assumes income is reinvested. Past performance is not a reliable indicator of future performance.

## Asset Allocation

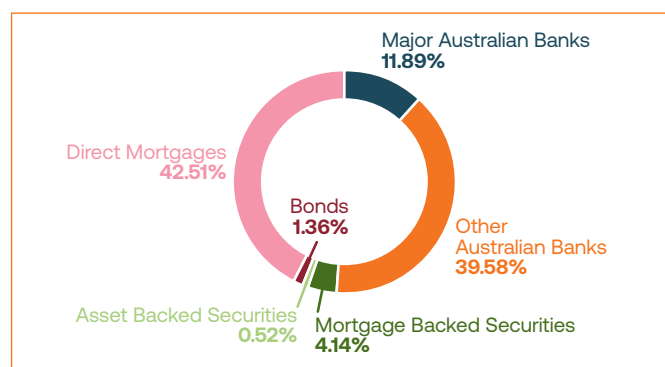
CURRENT ASSET ALLOCATION - BY TYPE	ALLOCATION	YIELD
At Call	11.83%	4.01%
Notice Account	4.70%	5.00%
Negotiable Certificates of Deposit	25.57%	4.92%
Term Deposits	4.08%	4.96%
Floating Rate Notes	3.63%	5.33%
Floating Rate Notes - Sub Debt	1.66%	6.65%
Asset Backed Securities	0.52%	5.39%
Mortgage Backed Securities	4.14%	7.18%
Bonds	1.36%	1.00%
Direct Mortgages	42.51%	8.47%
<b>TOTAL</b>	<b>100.00%</b>	

### Current Asset Allocation - by Type



CURRENT ASSET ALLOCATION - BY INSTITUTION	ALLOCATION
Major Australian Banks	11.89%
Other Australian Banks	39.58%
Mortgage Backed Securities	4.14%
Asset Backed Securities	0.52%
Bonds	1.36%
Direct Mortgages	42.51%
<b>Total</b>	<b>100.00%</b>

### Current Asset Allocation - by Institution



MORTGAGE PORTFOLIO INFORMATION		
Number of Loans		196
Number of Mortgagors		130
Types of Property by value	Retail	4.31%
	Commercial	26.92%
	Industrial	0.22%
	Rural	5.60%
	Residential	5.61%
	Tourism	0.42%
	Schools	0.00%
Average loan sizes		\$1,103,817
Average LVR		29.89%
Maximum LVR		81.68%
Weighted Average LVR		38.18%
Variable Rate Loans		99.98%

SPECIAL LOAN TYPES	NO. OF LOAN ACCOUNTS	VALUE OF LOANS	ALLOCATION
Development loan	3	\$1,835,156	1.28%

#### SUBSTANTIAL BORROWERS

##### Loan to largest borrower

Number of loans	2
Loan type	Refinance of loan for a Hobart office block
Value of Loan	\$30,491,459
Allocation	9.15%
Loan-to-value-ratio (LVR)	65.96%
Security	office block in Hobart

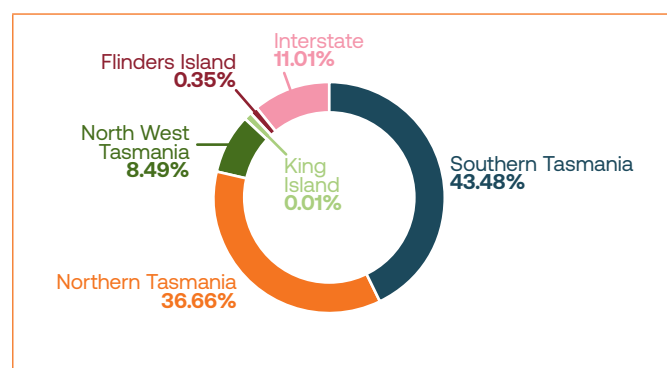
#### Mortgage Portfolio Duration Analysis

DURATION	%
6 Months	23.47%
12 Months	23.47%
18 Months	14.80%
24 Months	14.29%

#### Mortgage Portfolio Interest Rate Analysis

MORTGAGE INTEREST RATE	NO. OF LOAN ACCOUNTS	VALUE OF LOANS
<3.00%	0	\$0
3.00% to < 3.50%	0	\$0
3.50% to < 4.00%	0	\$0
4.00% to < 4.50%	0	\$0
4.50% to < 5.00%	1	\$30,291
5.00% to < 5.50%	0	\$0
5.50% to < 6.00%	0	\$0
6.00% to < 6.50%	0	\$0
6.50% to < 7.00%	0	\$0
7.00% to < 7.50%	3	\$8,982,097
7.50% to < 8.00%	9	\$43,899,063
8.00% to < 8.50%	124	\$68,057,542
8.50% to < 9.00%	17	\$10,704,262
9.00% to < 9.50%	9	\$1,902,907
9.50% to < 10.00%	25	\$1,899,766
10.00% =>	8	\$8,020,341
<b>TOTAL</b>	<b>196</b>	<b>\$143,496,269</b>

#### Mortgage Portfolio Allocation by Geographical Location



#### Mortgage Portfolio Arrears Analysis

No. of Loans in Arrears more than 30 days.  
Grouped in 30 day intervals.

ARREARS	NO. OF LOAN ACCOUNTS	VALUE OF ARREARS	VALUE OF LOANS
31-60 days	4	\$289,545	\$23,489,657
61-90 days	0	\$0	\$0
>90 days	1	\$31,405	\$956,879
<b>TOTAL</b>	<b>5</b>	<b>\$320,950</b>	<b>\$24,446,536</b>

## MyState Group Related Party Investments including loans<sup>^</sup>

INVESTMENT TYPE	PROVIDER	VALUE	ALLOCATION
At Call Account	MyState Bank	\$250,000	0.08%
Negotiable Certificate of Deposit	MyState Bank	\$12,000,000	3.63%
Mortgage Backed Securities	Conquest Trusts	\$690,403	0.21%
<b>TOTAL</b>		<b>\$12,940,403</b>	<b>3.92%</b>

<sup>^</sup> Related party investments include investments in other TPT Wealth operated managed investment schemes, loans, 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.

### Market Commentary

Global bond yields rose during the June quarter with the US 10 year bond finishing at 4.392. The US dollar strengthened against the Australian dollar since our last update with the AUD depreciating from .6766 to close at .6693 to the USD.

Since our last update, the Reserve Bank of Australia (RBA) has held the cash rate target at 4.35% which has been the case since November 2023. At the time of writing the RBA has ruled out any chance of interest rate cuts over the next six months. The RBA has also indicated that returning inflation to the target range of 2-3% remains the priority and their forecasts don't expect this to occur until late 2025 to early 2026.

Consumer sentiment levels increased by 2.8% from July to August but continues to remain at pessimistic levels. In June, the unemployment rate figures have decreased since our last update dropping to 4.0% from 4.1%.

### Fund Commentary

During the June quarter TPT Wealth took advantage of market mispricing opportunities that resulted from volatility in the market. TPT Wealth are continuing to monitor future investment opportunities to positively impact the returns on the funds.

The TPT Wealth investment team are monitoring debt issuance and investment margins by Australian banks as they begin to pay back cheap funding provided by the Reserve Bank of Australia via the Term Funding Facility and Committed Liquidity Facility during the Covid low interest rate period.

Positively impacting performance this quarter was our yield curve positioning, increases in market reference rates and increases in issuance margins by banks competing with one another for funding from institutions such as TPT Wealth.

### IMPORTANT INFORMATION:

The information contained in this material is of a general nature only and is not personal advice. It does not take into account the investment objectives, financial situation or particular needs of any individual. Investors should read the Fund's PDS, Target Market Determination (TMD) and other disclosure documents which are available at <https://tptwealth.com.au> and consider seeking independent professional advice before deciding whether to acquire or continue to hold the investment.

An investment in the Fund is an investment in a managed investment scheme. It is not a bank deposit and there is a higher risk of losing some or all of your money than is the case with a bank deposit. TPT Wealth, MyState Limited and MyState Bank do not guarantee the repayment of capital or the performance of the Fund or any particular rates of return from the Fund.

Please read the Fund's PDS for information about funds and their risks, withdrawal periods, withdrawal rights and investment periods and terms and conditions that apply. Please note, that while we expect to meet redemption requests within the periods stated in the Fund's PDS, these periods may be longer subject to the nature of the assets of the Fund and the Fund's liquidity.

TPT Wealth 



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Responsible Entity and Investment Manager