

# Investment Report TPT Select Mortgage Fund

As at 30 June 2024



TPT Wealth 

# TPT Select Mortgage Fund

## Performance to Benchmark

RETURN FOR THE PERIOD AS AT 30.06.2024	NET RETURN	GROSS RETURN	BENCHMARK	GROSS MARGIN TO BENCHMARK
3 Months	1.39%	1.65%	1.27%	0.38%
6 Months	2.73%	3.33%	2.54%	0.79%
1 Year	5.46%	6.80%	5.02%	1.78%
3 Years pa	3.59%	4.92%	3.16%	1.76%
5 Years pa	2.93%	4.23%	2.34%	1.89%

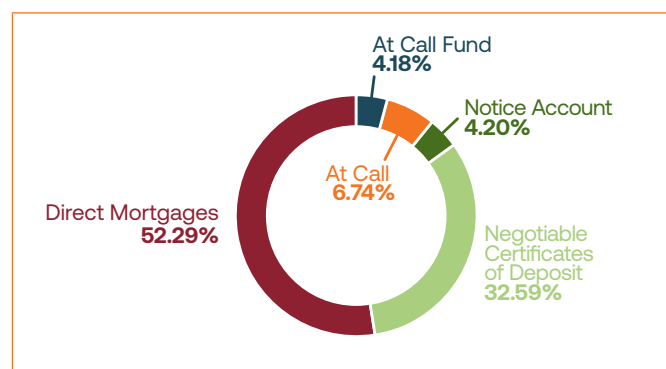
Benchmark is the official cash rate + 0.75%. Prior to October 2023 benchmark was the Bloomberg Bank Bill Index.

**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 Fund	4.18%	4.37%
At Call	6.74%	3.58%
Notice Account	4.20%	5.00%
Negotiable Certificates of Deposit	32.59%	4.96%
Direct Mortgages	52.29%	8.71%
<b>TOTAL</b>	<b>100.00%</b>	

### Current Asset Allocation - by Type



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

INVESTMENT TYPE	PROVIDER	VALUE	ALLOCATION
Negotiable Certificates of Deposit	MyState Bank	\$4,000,000	3.34%
At Call Account	MyState Bank	\$5,002,383	4.18%
<b>TOTAL</b>		<b>\$9,002,383</b>	<b>7.52%</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.

**MORTGAGE PORTFOLIO INFORMATION**

Number of Loans	105	
Number of Mortgages	70	
Types of Property by value	Retail	8.99%
	Commercial	26.97%
	Industrial	0.95%
	Rural	4.67%
	Residential	10.78%
	Tourism	0.86%
	Schools	0%
Average loan sizes	\$914,233	
Average LVR	38.77%	
Maximum LVR	81.66%	
Weighted Average LVR	49.30%	
Variable Rate Loans	99.42%	

SPECIAL LOAN TYPES	NO. OF LOAN ACCOUNTS	VALUE OF LOANS	ALLOCATION
Development loan	2	\$3,950,040	6.17%

**SUBSTANTIAL BORROWERS****Loan to largest borrower**

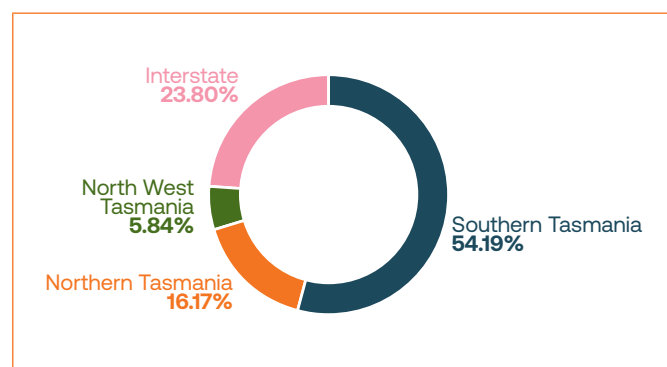
Number of loans	2
Loan type	Refinance of loan for a Hobart office block
Value of Loan	\$7,790,188
Allocation	6.48%
Loan-to-value-ratio (LVR)	65.96%
Security	office block in Hobart

**Mortgage Portfolio Duration Analysis**

DURATION	%
6 Months	23.81%
12 Months	24.76%
18 Months	20%
24 Months	12.38%

**Mortgage Portfolio Interest Rate Analysis**

MORTGAGE INTEREST RATE	NO. OF LOAN ACCOUNTS	VALUE OF LOANS
<3%	0	\$0
3% to < 3.50%	0	\$0
3.50% to < 4%	0	\$0
4% to < 4.50%	1	\$1,010
4.50% to < 5%	3	\$372,431
5% to < 5.50%	0	\$0
5.50% to < 6%	0	\$0
6% to < 6.50%	0	\$0
6.50% to < 7%	0	\$0
7% to < 7.50%	0	\$0
7.50% to < 8%	13	\$19,395,447
8% to < 8.50%	48	\$28,176,856
8.50% to < 9%	9	\$2,663,250
9% to < 9.50%	4	\$968,145
9.50% to < 10%	16	\$2,447,486
10% =>	11	\$9,971,679
<b>TOTAL</b>	<b>105</b>	<b>\$63,996,304</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	2	\$282,468	\$22,907,333
61-90 days	0	\$0	\$0
>90 days	0	\$0	\$0
<b>TOTAL</b>	<b>2</b>	<b>\$282,468</b>	<b>\$22,907,333</b>

## 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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[tptwealth.com.au](http://tptwealth.com.au)

**TPT Wealth Limited**

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Australian Credit Licence Number 234630

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ABN 26 133 623 962

Responsible Entity and Investment Manager