

THE POOLED MORTGAGE MANAGED INVESTMENT SCHEME

ARSN 095 540 597

LOAN PORTFOLIO AS AT 31 MARCH 2020

All mortgages within the Pooled Mortgage Managed Investment Scheme are First Mortgages and there are no loans in the portfolio that fall under the National Consumer Credit Protection Act 2004.

Mortgage Number	Loan Amount \$	Date Mortgage Settled	Interest Rate Range	Mortgage Security Type	Geographic Region of Security	Loan-to-Valuation Ratio Range	Interest Debt
232	\$ 3,180,000.00	17/11/2006	12 - 13.99%	Residential	Eyre & Western SA	75 - 100%	\$ 31,800.00
246	\$ 178,000.00	14/02/2007	12 - 13.99%	Commercial	Fleurieu and Kangaroo Island	60 - 74.99%	\$ 2,069.25
263	\$ 815,450.00	30/05/2007	10 - 11.99%	Residential	Metropolitan Adelaide	75 - 100%	\$ 7,305.07
358	\$ 80,000.00	18/12/2009	8 - 9.99%	Residential	Barossa	40 - 59.99%	\$ 633.33
400	\$ 569,000.00	7/10/2011	10 - 11.99%	Residential	Metropolitan Adelaide	20 - 39.99%	\$ 4,978.75
417	\$ 31,250.00	20/07/2012	12 - 13.99%	Commercial	Far North	20 - 39.99%	\$ 312.50
426	\$ 930,000.00	11/12/2012	8 - 9.99%	Residential	Fleurieu and Kangaroo Island	40 - 59.99%	\$ 7,362.50
451	\$ 3,530,817.60	28/01/2014	0 - 7.99%	Residential	Metropolitan Adelaide	75 - 100%	\$ 16,182.91
454	\$ 550,483.00	10/03/2015	10 - 11.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 4,931.41
533	\$ 605,000.00	21/12/2016	8 - 9.99%	Residential	Metropolitan Adelaide	20 - 39.99%	\$ 4,789.58
547	\$ 1,384,000.00	31/05/2017	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 10,091.67
562	\$ 292,500.00	7/11/2017	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 2,254.69
563	\$ 410,000.00	15/12/2017	8 - 9.99%	Commercial	Metropolitan Adelaide	40 - 59.99%	\$ 3,160.42
573	\$ 740,000.00	2/03/2018	8 - 9.99%	Residential	Metropolitan Adelaide	40 - 59.99%	\$ 5,550.00
574	\$ 440,000.00	26/03/2018	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 3,483.33
578	\$ 7,032,513.95	13/06/2018	10 - 11.99%	Residential	Metropolitan Sydney	60 - 74.99%	\$ 70,032.12
579	\$ 376,500.00	22/06/2018	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 2,902.19
581	\$ 1,409,085.00	13/07/2018	10 - 11.99%	Residential	Metropolitan Sydney	60 - 74.99%	\$ 14,032.14
584	\$ 970,000.00	6/09/2018	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 7,881.25
585	\$ 606,000.00	21/09/2018	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 4,797.50
589	\$ 866,000.00	18/10/2018	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 7,036.25
592	\$ 613,100.00	20/12/2018	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 4,470.52
595	\$ 350,000.00	1/04/2019	8 - 9.99%	Residential	Metropolitan Adelaide	40 - 59.99%	\$ 2,770.83
597	\$ 960,000.00	1/05/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 7,800.00
598	\$ 930,000.00	9/05/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	40 - 59.99%	\$ 7,168.75
600	\$ 1,610,000.00	27/06/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 12,410.42
602	\$ 754,000.00	15/07/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 5,812.08
603	\$ 1,176,000.00	10/09/2019	8 - 9.99%	Residential	Metropolitan Adelaide	60 - 74.99%	\$ 9,310.00
604	\$ 1,070,000.00	16/09/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 8,247.92
605	\$ 2,700,000.00	20/09/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$ 21,937.50
607	\$ 700,000.00	10/10/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	40 - 59.99%	\$ 5,454.17

608	\$	480,000.00	16/10/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	40 - 59.99%	\$	3,900.00
609	\$	400,000.00	25/10/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$	3,250.00
611	\$	910,000.00	14/11/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$	7,393.75
612	\$	700,000.00	29/11/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	40 - 59.99%	\$	5,541.67
613	\$	1,385,000.00	17/12/2019	8 - 9.99%	Construction & Development	Metropolitan Adelaide	60 - 74.99%	\$	10,964.58

Total Mortgages: \$ 39,734,699

Cash at Bank: (\$ 3,429,570)

Total Portfolio Balance: \$ 36,305,128

Mortgage Security Type	Total Number per Mortgage Security Type	% According to Number	Total \$ per Mortgage Security Type	% According to Mortgage Value
Residential	19	52.78%	\$ 24,680,449.55	62.11%
Commercial	3	8.33%	\$ 619,250.00	1.56%
Construction & Development	14	38.89%	\$ 14,435,000.00	36.33%
Total	36	100.00%	\$ 39,734,699.55	100.00%

Geographic Region of Security	Total Number per Region of Security	% According to Number	Total \$ per Region of Security	% According to Mortgage Value
Barossa	1	2.78%	\$ 80,000.00	0.20%
Eyre & Western SA	1	2.78%	\$ 3,180,000.00	8.00%
Far North	1	2.78%	\$ 31,250.00	0.08%
Fleurieu and Kangaroo Island	2	5.56%	\$ 1,108,000.00	2.79%
Metropolitan Adelaide	29	80.56%	\$ 26,893,850.60	67.68%
Metropolitan Sydney	2	5.56%	\$ 8,441,598.95	21.24%
Total	36	100.00%	\$ 39,734,699.55	100.00%

Maturity Profile of Loans	Total Number per Maturity Profile	% According to Number	Total \$ per Maturity Profile	% According to Mortgage Value
Maturing In 1 year or less	33	91.67%	\$ 36,739,699.55	92.46%
Maturing In 1-2 years	3	8.33%	\$ 2,995,000.00	7.54%
Total	36	100.00%	\$ 39,734,699.55	100.00%

Loan-to-Valuation Ratio Range	Total Number per Loan-to-Valuation Ratio Range	% According to Number	Total \$ per Loan-to-Valuation Ratio Range	% According to Mortgage Value
0 - 19.99%	0	0.00%	\$ -	0.00%
20 - 39.99%	3	8.33%	\$ 1,205,250.00	3.03%
40 - 59.99%	9	25.00%	\$ 5,320,000.00	13.39%
60 - 74.99%	21	58.33%	\$ 25,683,181.95	64.64%
75 - 100%	3	8.33%	\$ 7,526,267.60	18.94%
Total	36	100.00%	\$ 39,734,699.55	100.00%

Interest Rate Range	Total Number per Interest Rate Range	% According to Number	Total \$ per Interest Rate Range	% According to Mortgage Value
0 - 7.99%	1	2.78%	\$ 3,530,817.60	8.89%
8 - 9.99%	27	75.00%	\$ 22,438,100.00	56.47%
10 - 11.99%	5	13.89%	\$ 10,376,531.95	26.11%
12 - 13.99%	3	8.33%	\$ 3,389,250.00	8.53%
14 - 15.99%	0	0.00%	\$ -	0.00%
Total	36	100.00%	\$ 39,734,699.55	100.00%

Top 10 Borrowers	Loan Amount	Loan % compared to Scheme Portfolio
578	\$ 7,032,513.95	17.70%
451	\$ 3,530,817.60	8.89%
232	\$ 3,180,000.00	8.00%
605	\$ 2,700,000.00	6.80%
600	\$ 1,610,000.00	4.05%
581	\$ 1,409,085.00	3.55%
613	\$ 1,385,000.00	3.49%
547	\$ 1,384,000.00	3.48%
603	\$ 1,176,000.00	2.96%
604	\$ 1,070,000.00	2.69%
Total	\$ 24,477,416.55	

Existing Loans with Funds yet to be Drawn	Mortgage Number	Expected Settlement Date
\$ 100,000.00	600	When Required
\$ 289,000.00	589	When Required
\$ 99,000.00	574	When Required
\$ 130,000.00	605	When Required
\$ 540,000.00	597	When Required
\$ 72,000.00	603	When Required
\$ 20,000.00	604	When Required
\$ 21,000.00	585	When Required
\$ 470,915.00	581	When Required
\$ 117,486.00	578	When Required
\$ 320,000.00	613	When Required
\$ 1,100,000.00	612	When Required
\$ 670,000.00	598	When Required
\$ 405,000.00	611	When Required
\$ 940,000.00	607	When Required
\$ 500,000.00	608	When Required
\$ 600,000.00	609	When Required
\$ 6,394,401.00		

The earning rate of the Pooled Mortgage Managed Investment Scheme (PMMIS) for the year ended 31 December 2019 was 4.46%.

At 31 March 2020, loan numbers 232, 263, 400, 451, and 454 were in arrears and deemed to be nonaccrual.

The board of Tidswell Financial Services Ltd monitors all loans in arrears regularly and ensures recovery of amounts owing are timely.

This document is issued by Tidswell Financial Services Ltd ACN 010 810 097 AFSL 237 628 (TFSL), as Responsible Entity. TFSL is a company within the Sargon group which consists of Sargon Capital Pty Ltd ACN 608 799 873 and its related bodies corporate. The information in this document was correct as of 31 March 2020. This document is not intended to represent investment or professional advice. The information does not take into account your individual objectives, financial circumstances or needs. You should assess whether the information is appropriate for you, having regard to your objectives, financial circumstances or needs. You should consider the relevant PDS in deciding whether to acquire or to continue to hold the investment and consider talking to a licenced or appropriately authorised financial adviser before making an investment decision.