



MSQUARED MORTGAGE INCOME FUND QUARTERLY REPORT

APRIL - JUNE
2023

MSQUARED **CAPITAL**

Msquared Capital Funds Management Pty Ltd

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QUARTERLY OVERVIEW

RECENT MONTHLY RETURNS

APRIL - 7.50% p.a.

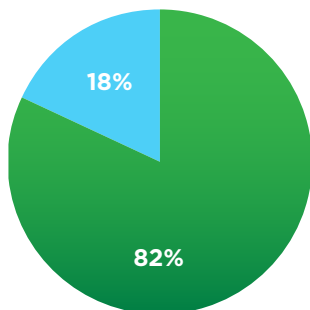
MAY - 7.61% p.a.

JUNE - 7.61% p.a.

FUND WEIGHTED LVR 46.53%

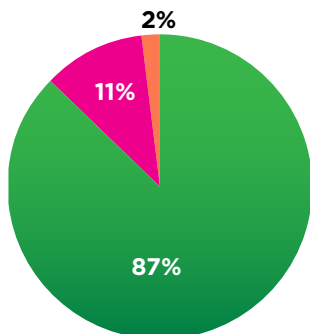
CAPITAL ALLOCATION

■ Mortgage Investments ■ Liquid Investments



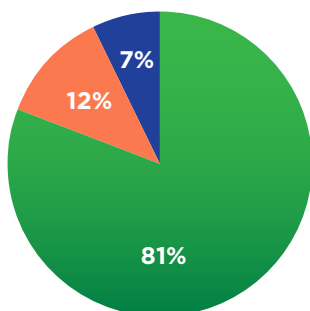
SECURITY TYPE

■ Residential ■ Commercial ■ Residual Stock



GEOGRAPHICAL SPREAD

■ Metro Sydney ■ Greater NSW ■ Metro Melbourne



INVESTING IN THE FUND

TARGET MINIMUM RETURN

6.50% p.a. pre taxation and net of fees costs and expenses

LVR

Maximum: 70.00%

SECURITY

First Registered Mortgages

DISTRIBUTIONS

Paid Monthly

MINIMUM INVESTMENT

\$50,000

MINIMUM INVESTMENT TERM

12 months

FUND OBJECTIVES

- 01 To provide investors an opportunity to access registered mortgage-secured investments through a professionally managed structure.
- 02 The provision of regular income distributions at a targeted minimum net return of 6.50% per annum.

*The above graphs are as at 30.06.2023



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Investors should consider the Fund's Constitutions and Information Memorandum (IM) (disclosure documents) before making any decision to acquire, continue to hold or dispose of units in the Fund. You should particularly consider the Risks section of the Information Memorandum. Anyone wishing to invest in Msquared Mortgage Income Fund will need to complete a respective Application Form. A copy of the IM and related Application Form may be obtained from our office via email request from investor@msqcapital.com.au.

Investments in the Funds' products are not bank deposits and are not government guaranteed. Past performance is not indicative of future performance. No company in the Msquared Group guarantees the performance of any Msquared fund or the return of an investor's capital or any specific rate of return. Total returns shown for Msquared Mortgage Income Fund and have been calculated net of fees and any distribution forecasts are subject to risks outlined in the disclosure documents and distributions may vary in the future. All figures and amounts displayed in this email are in Australian dollars. All asset values are historical figures based on our most recent valuations.

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