

MSQUARED HIGH YIELD MORTGAGE INCOME FUND MONTHLY REPORT



SEPTEMBER 2023

PORTFOLIO & MARKET UPDATE

Welcome to Msquared Capital's monthly update. Pleasingly, we have seen overall market sentiment moving in a positive direction albeit with an element of caution still apparent. We have seen an upswing in real estate listings over the past few months and demand for credit is bouncing back from the downturn over the last 12 months. In a higher interest rate environment, we are aware of greater uncertainty and volatility. The Fund is designed to deliver high returns that are not directly correlated with traditional asset class with a current weighted LVR sitting at a low 62.09%. The Fund performed well in September with the distribution rate continuing to increase to 10.30% p.a.

RECENT RETURNS

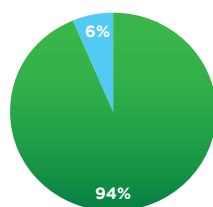
May 23	9.85% p.a
June 23	9.96% p.a
July 23	10.20% p.a
August 23	10.25% p.a
September 23	10.30% p.a

FUND METRICS

No. of Loans in Fund	32
Weighted Portfolio LVR	62.09%
Weighted Portfolio Loan Term	6.0 months
Loans Settled in Last 90 Days	4
Loans Repaid in Last 90 Days	1

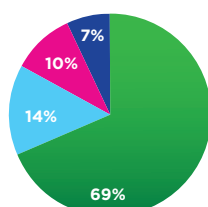
CAPITAL ALLOCATION

Funds Invested Cash



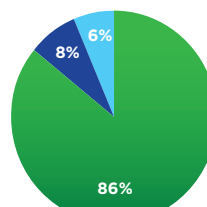
SECURITY TYPE

Residential Construction Commercial Land



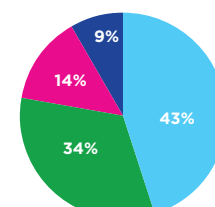
GEOGRAPHICAL LOCATION

Sydney Brisbane Greater NSW



LOAN PURPOSE

Refinance Working Capital Construction Acquisition



OBJECTIVES OF THE FUND

- 01 To provide investors an opportunity to access **high quality, registered** mortgage investments through a professionally managed structure.
- 02 The provision of **monthly income** distributions at a targeted minimum net return of **9.00% p.a.**

KEY FUND INFORMATION

Target Minimum Return	9.00% p.a
Maximum LVR	80.00%
Security	Registered Mortgages
Distributions	Payable monthly
Minimum Investment	\$50,000
Minimum Investment Term	12 Months
Redemptions	Quarterly with two months' notice

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