

# Tasmanian Perpetual Trustees Mortgage Fund

## Fund report as at 31 December 2018

### Historical performance - as at 31 December 2018

	3 months (%) p.a.	6 months (%) p.a.	1 year (%) p.a.	3 years (%) p.a.	5 years (%) p.a.
Net	3.10%	3.16%	3.10%	3.20%	3.45%

Past performance is not a reliable indicator of future performance. Returns assume reinvestment of income.

### Tasmanian Perpetual Trustees Mortgage Fund investment profile - as at 31 December 2018

Tasmanian Perpetual Trustees At Call Fund <sup>1</sup>	\$760,831	11.00%
Tasmanian Perpetual Trustees Select Mortgage Fund <sup>2</sup>	\$6,655,555	89.00%
<b>Total investments (net asset value)</b>	<b>\$7,416,386</b>	

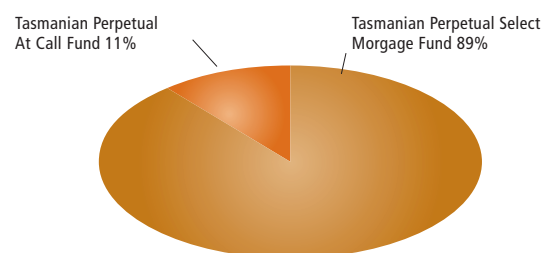
### Tasmanian Perpetual Select Mortgage Fund - Mortgage portfolio information

Types of property by value	
- Retail	12.87%
- Commercial	46.77%
- Industrial	14.17%
- Rural	15.69%
- Residential	10.20%
- Schools	0.00%
- Cash	0.23%
- No Security	0.07%
Average loan to value ratio	47.70%
Maximum loan to value ratio	79.58%
Weighted average loan to value ratio	52.15%
Variable rate loans (as % of mortgage portfolio)	51.23%

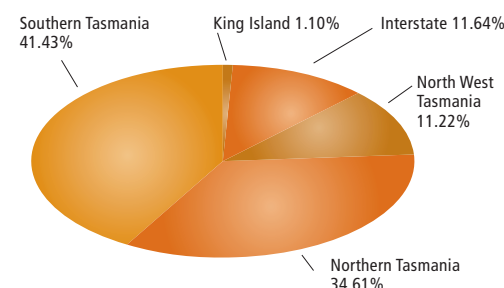
<sup>1</sup> For further information on the Tasmanian Perpetual Trustees At Call Fund please visit <http://tasmanianperpetual.com.au/managed-investments/cash-fund>

<sup>2</sup> For further information on the Tasmanian Perpetual Trustees Select Mortgage Fund please visit <http://tasmanianperpetual.com.au/managed-investments/income-funds>

### Fund Allocation by Type



### Mortgage Portfolio Allocation by Geographic Location



Contact us today on 1300 138 044 or visit our website [www.tasmanianperpetual.com.au](http://www.tasmanianperpetual.com.au)

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Past performance is not a reliable indicator of future performance and averaged annualised rate for the week ending 31.12.18 assumes reinvestment of income and funds held for 12 months. Performance is after fees and charges. Tasmanian Perpetual Trustees Limited recommends that you seek independent professional advice that takes into account your investment objectives, financial situation, particular needs and/or other personal circumstances, before making any investment decisions. Tasmanian Perpetual Trustees Limited, MyState Limited and MyState Bank Limited do not guarantee the repayment of capital or the performance of the Fund or any particular rates of return from the Fund. A mortgage fund investment is an equity investment in a managed investment fund, and is not a bank deposit. Accordingly, there is a higher risk of losing some or all of your money than is the case with a bank deposit. In respect of withdrawal periods, withdrawal rights and investment periods, please note that whilst we expect to meet redemption requests within the periods stated, these periods may be longer subject to the nature of the assets of the particular Fund, the particular Fund's liquidity, the Fund's constitution and the Law. For additional information, please refer to the Fund's PDS which is available free of charge at any Tasmanian Perpetual Trustees branch or online at [www.tasmanianperpetual.com.au](http://www.tasmanianperpetual.com.au). Tasmanian Perpetual Trustees Limited ABN 97 009 475 629 AFS Licence 234630 Australian Credit Licence Number 234630 is a wholly owned subsidiary of MyState Limited ABN 26 133 623 962.