

Tasmanian Perpetual Mortgage Fund

Fund report as at 30 June 2019

Historical performance - as at 30 June 2019

	3 months (%) p.a.	6 months (%) p.a.	1 year (%) p.a.	3 years (%) p.a.	5 years (%) p.a.
Net	2.89%	2.99%	3.10%	3.11%	3.35%

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

Tasmanian Perpetual Mortgage Fund investment profile - as at 30 June 2019

Tasmanian Perpetual At Call Fund ¹	\$652,921	11.00%
Tasmanian Perpetual Select Mortgage Fund ²	\$6,229,509	89.00%
Total investments (net asset value)	\$6,882,430	

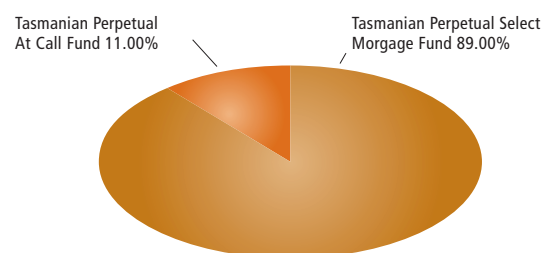
Tasmanian Perpetual Select Mortgage Fund - Mortgage portfolio information

Types of property by value	
- Retail	12.86%
- Commercial	42.89%
- Industrial	14.49%
- Rural	14.32%
- Residential	15.38%
- Schools	0.00%
- Cash	0.00%
- No Security	0.06%
Average loan to value ratio	46.58%
Maximum loan to value ratio	75.00%
Weighted average loan to value ratio	49.22%
Variable rate loans (as % of mortgage portfolio)	50.88%

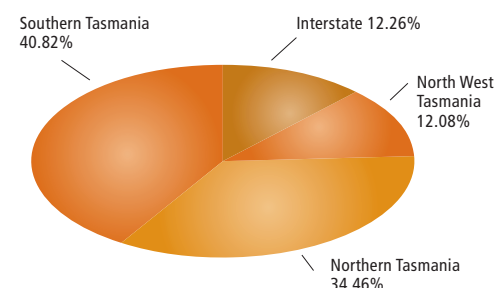
¹ For further information on the Tasmanian Perpetual Trustees At Call Fund please visit <http://tasmanianperpetual.com.au/managed-investments/cash-fund>

² 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

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Past performance is not a reliable indicator of future performance and averaged annualised rate for the week ending 30.6.19 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. 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.