

Tasmanian Perpetual Select 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	2.90%	3.02%	3.10%	3.08%	3.25%

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

Tasmanian Perpetual Select Mortgage Fund investment profile - as at 30 June 2019	
Cash and Shorter-term Fixed Interest ¹	\$103,718,948 37.91%
Longer-term Fixed Interest	\$6,992,393 2.56%
Asset Backed Securities	\$10,881,774 3.98%
Residential Mortgage Backed Securities	\$49,221,859 17.99%
External Registered Managed Investment Schemes	\$19,350,000 7.07%
First Registered Mortgages	\$83,451,023 30.49%
Total investments (net asset value)	\$273,615,997
Mortgage portfolio information	
Number of loans	222
Number of Mortgagors	123
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 size	\$678,464
Range of loan sizes	\$6,993 to \$7,206,272
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%
Undrawn loan commitments	\$6,766,299

¹ The Select Mortgage Fund's cash and shorter-term fixed interest are held in the Tasmanian Perpetual At Call Fund. For more information on the At Call Fund please visit <http://tasmanianperpetual.com.au/managed-investments/cash-fund>

Contact us today on 1300 138 044 or visit our website www.tasmanianperpetual.com.au

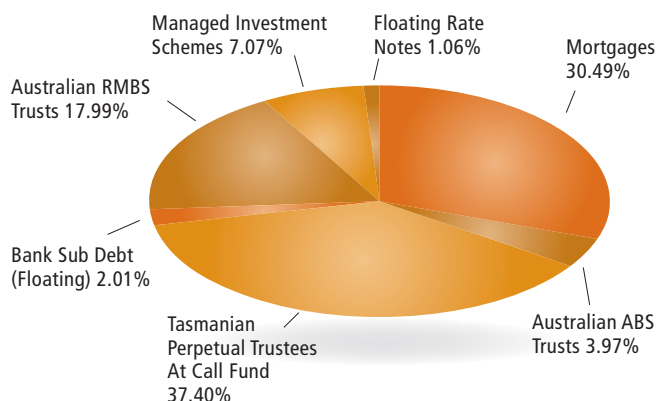
Tasmanian Perpetual Trustees Limited ABN 97 009 475 629 AFS Licence 234630 Australian Credit Licence Number 234630 is a wholly owned subsidiary of MyState Limited ABN 26 133 623 962. Registered Office: Level 2, 137 Harrington Street, Hobart 7000 Tasmania Australia.



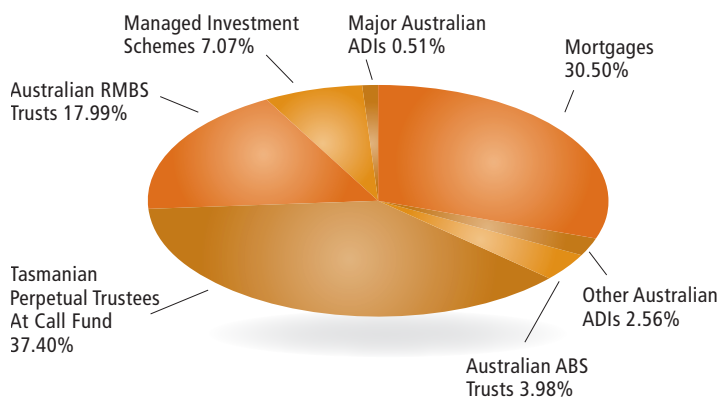
**Tasmanian
Perpetual
Trustees**

Tasmanian Perpetual Select Mortgage Fund

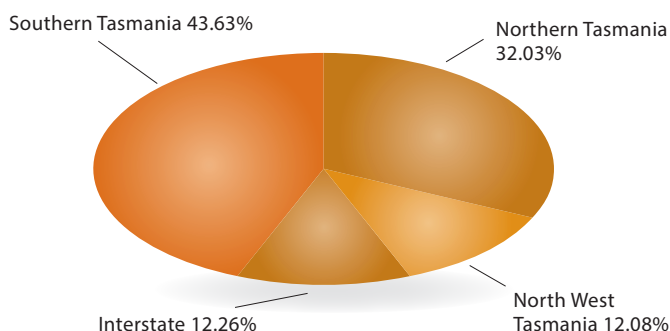
Allocation by Type



Allocation by Institution



Direct Mortgages – Allocation by Geographical Location



Direct Mortgage Duration Analysis

Duration	%
6 months	100.00%
12 months	0.00%
18 months	0.00%
24 months	0.00%

Direct Mortgage Arrears Analysis

Days in arrears	Number of loans	% of total assets
60-90	0	0.00%
90+	3	0.07%

Direct Mortgage Interest Rate Analysis

Mortgage interest rate	Number of loans	Value of loans \$
0.00% - less than 0.50%	1	\$46,689
3.00% - less than 3.50%	0	\$0
3.50% - less than 4.00%	10	\$11,687,528
4.00% - less than 4.50%	6	\$939,765
4.50% - less than 5.00%	26	\$12,925,034
5.00% - less than 5.50%	76	\$36,548,650
5.50% - less than 6.00%	42	\$10,548,425
6.00% - less than 6.50%	56	\$10,211,629
6.50% - less than 7.00%	2	\$436,373
7.00% - less than 7.50%	2	\$85,330
7.50% - less than 8.00%	0	\$0
8.00% - less than 8.50%	1	\$21,600
8.50% - less than 9.00%	0	\$0
Total	222	\$83,451,023

Related Party Investments[^]

Investment Type	% of total assets	Total value
TPT At Call Fund	37.40%	102,318,948
Australian RMBS Trusts	5.00%	\$13,687,974
Total	42.40%	\$116,006,922

[^] Related party investments include investments in other TPT funds, deposits with MyState Bank Limited and investments in Australian Residential Mortgage Backed Securities (RMBS) via special purpose vehicles that are related parties to MyState Bank. All related party transactions are made at market terms on an arms length basis. Percentages may not add to 100% due to rounding.

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.