

Investment Report TPT Select Mortgage Fund

As at 31 December 2023



TPT Wealth 

TPT Select Mortgage Fund

Performance to Benchmark

RETURN FOR THE PERIOD AS AT 31.12.2023	NET RETURN	GROSS RETURN	BENCHMARK	GROSS MARGIN TO BENCHMARK
3 Months	1.34%	1.67%	1.06%	0.28%
6 Months	2.66%	3.36%	2.15%	0.51%
1 Year	4.86%	6.23%	3.89%	0.97%
3 Years pa	2.91%	4.24%	1.70%	1.21%
5 Years pa	2.68%	3.97%	1.39%	1.29%

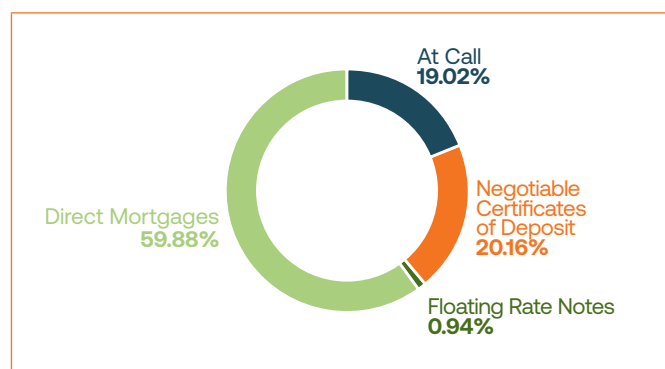
Benchmark is the official cash rate + 0.75%. Prior to December 2023 benchmark was the Bloomberg Bank Bill Index.

Note: Returns less than one year are not annualised. Performance is after standard fees and charges as outlined in the Fund's Product Disclosure Statement and assumes income is reinvested. Past performance is not a reliable indicator of future performance.

Asset Allocation

CURRENT ASSET ALLOCATION - BY TYPE	ALLOCATION	YIELD
At Call	19.02%	4.11%
Negotiable Certificates of Deposit	20.16%	4.69%
Floating Rate Notes	0.94%	5.29%
Direct Mortgages	59.88%	8.34%
TOTAL	100.00%	

Current Asset Allocation - by Type



MyState Group Related Party Investments including loans^

INVESTMENT TYPE	PROVIDER	VALUE	ALLOCATION
Negotiable Certificates of Deposit	MyState Bank	\$5,000,000	3.33%
TOTAL		\$5,000,000	3.33%

^ Related party investments include investments in other TPT Wealth operated managed investment schemes, loans, 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.

MORTGAGE PORTFOLIO INFORMATION

Number of Loans		141
Number of Mortgagors		83
Types of Property by value	Retail	10.13%
	Commercial	31.38%
	Industrial	2.11%
	Rural	6.95%
	Residential	9.54%
	Tourism	0.69%
	Schools	0.00%
Average loan sizes		\$1,095,742
Average LVR		38.35%
Maximum LVR		80.00%
Weighted Average LVR		46.30%
Variable Rate Loans		97.48%

SPECIAL LOAN TYPES	NO. OF LOAN ACCOUNTS	VALUE OF LOANS	ALLOCATION
Development loan	2	\$3,603,381	3.96%

SUBSTANTIAL BORROWERS**Loan to largest borrower**

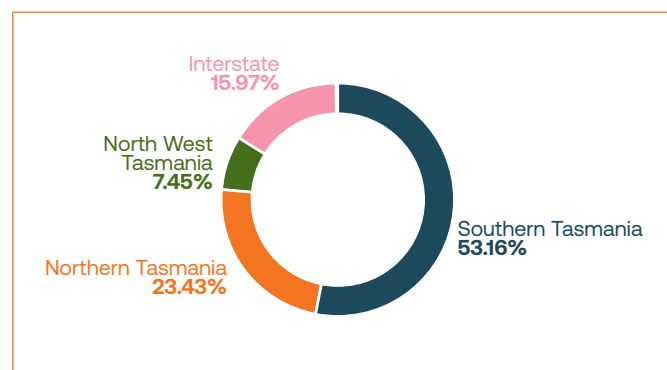
Number of loans	2
Loan type	Refinance of a loan for a Hobart office block
Value of Loan	\$13,034,452
Allocation	8.72%
Loan-to-value-ratio (LVR)	65.96%
Security	office block in Hobart

Mortgage Portfolio Duration Analysis

DURATION	%
6 Months	28.37%
12 Months	11.35%
18 Months	19.15%
24 Months	19.86%

Mortgage Portfolio Interest Rate Analysis

MORTGAGE INTEREST RATE	NO. OF LOAN ACCOUNTS	VALUE OF LOANS
<2.00%	0	\$0
2.00% to < 2.50%	0	\$0
2.50% to < 3.00%	0	\$0
3.00% to < 3.50%	0	\$0
3.50% to < 4.00%	0	\$0
4.00% to < 4.50%	2	\$1,157,699
4.50% to < 5.00%	5	\$1,136,334
5.00% to < 5.50%	1	\$589
5.50% to < 6.00%	0	\$0
6.00% to < 6.50%	0	\$0
6.50% to < 7.00%	0	\$0
7.00% to < 7.50%	0	\$0
7.50% to < 8.00%	13	\$24,675,012
8.00% =>	120	\$63,976,948
TOTAL	141	\$90,946,582

Mortgage Portfolio Allocation by Geographical Location**Mortgage Portfolio Arrears Analysis**

No. of Loans in Arrears more than 30 days.
Grouped in 30 day intervals.

ARREARS	NO. OF LOAN ACCOUNTS	VALUE OF ARREARS	VALUE OF LOANS
31-60 days	0	\$0	\$0
61-90 days	2	\$9,015.99	\$545,846.85
>90 days	1	\$5,190.12	\$78,127.92
TOTAL	3	\$14,206.11	\$623,974.77

Market Commentary

Global bond yields dipped during the December quarter with the US 10 year bond finishing the year on par with where it opened the year at 3.879% after early concerns following the collapse of the Silicon Valley Bank and the bailout of Credit Suisse. The US dollar weakened against the Australian dollar during the quarter with the AUD appreciating from .6365 to close at .6766 to the USD.

During the quarter, the Reserve Bank of Australia (RBA) increased the cash rate target to 4.35% in November which is where the cash rate target remains currently. Interest rate markets are currently forecasting the cash rate target to be maintained throughout the majority of 2024 with the possibility of rate cuts occurring in late 2024 or early 2025.

Consumer sentiment declined by 1.3% in January and continues to remain at pessimistic levels. The RBA lifted rates to 4.35% in November

At the time of writing, the January 2024 unemployment rate figures have increased to 4.1% having increased from 3.60% from the data release for September.

Fund Commentary

During the December quarter TPT Wealth took advantage of market mispricing opportunities that resulted from the November cash rate hike. TPT Wealth are continuing to monitor future investment opportunities and have experienced a strong lending pipeline throughout the funds which has positively impacted returns.

The TPT Wealth investment team are monitoring debt issuance and investment margins by Australian banks as they begin to pay back cheap funding provided by the Reserve Bank of Australia via the Term Funding Facility and Committed Liquidity Facility during the Covid low interest rate period.

Positively impacting performance this quarter was our yield curve positioning, increases in market reference rates and increases in issuance margins by banks competing with one another for funding from institutions such as TPT Wealth.

IMPORTANT INFORMATION:

The information contained in this material is of a general nature only and is not personal advice. It does not take into account the investment objectives, financial situation or particular needs of any individual. Investors should read the Fund's PDS, Target Market Determination (TMD) and other disclosure documents which are available at <https://tptwealth.com.au> and consider seeking independent professional advice before deciding whether to acquire or continue to hold the investment.

An investment in the Fund is an investment in a managed investment scheme. It is not a bank deposit and there is a higher risk of losing some or all of your money than is the case with a bank deposit. TPT Wealth, MyState Limited and MyState Bank do not guarantee the repayment of capital or the performance of the Fund or any particular rates of return from the Fund.

Please read the Fund's PDS for information about funds and their risks, withdrawal periods, withdrawal rights and investment periods and terms and conditions that apply. Please note, that while we expect to meet redemption requests within the periods stated in the Fund's PDS, these periods may be longer subject to the nature of the assets of the Fund and the Fund's liquidity.



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tptwealth.com.au

TPT Wealth Limited

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Australian Credit Licence Number 234630

A wholly owned subsidiary of MyState Limited

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Responsible Entity and Investment Manager