

MSQUARED HIGH YIELD MORTGAGE INCOME FUND MONTHLY REPORT | DECEMBER 2024



MARKET & PORTFOLIO UPDATE

Msquared Capital is pleased to present the December 2024 monthly update for the Msquared High Yield Mortgage Income Fund (the Fund). As the year came to an end, the Fund remained well-diversified across 48 investments with the average loan term of the portfolio being 6.45 months. The Fund remains primarily secured by residential security at greater than 87% of the portfolio. In recent months, we have strategically expanded our portfolio by adding both commercial and industrial security properties. December is characterised by increased deal-flow in the private credit market, and this was reflected in the Fund's portfolio composition. During the month, the Fund added four loan investments. Msquared Capital continues to employ a robust investment approach as it selects investments for the Fund. At the end of December 2024, the weighted LVR of the Fund was 65.11% with the annualised return remaining at 10.35% p.a. We look forward to working with both investors and stakeholders in 2025.

RECENT RETURNS (ANNUALISED)*

December 24	10.35% p.a.
November 24	10.35% p.a.
October 24	10.35% p.a.
September 24	10.35% p.a.
August 24	10.35% p.a.

FUND METRICS

No. of Loans in Fund	48
Weighted Portfolio LVR	65.11%
Weighted Portfolio Loan Term	6.45 months
Loans Settled in Last 90 Days	12
Loans Repaid in Last 90 Days	11

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.**

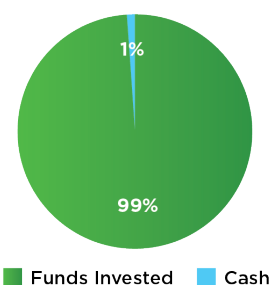
DISCLAIMER

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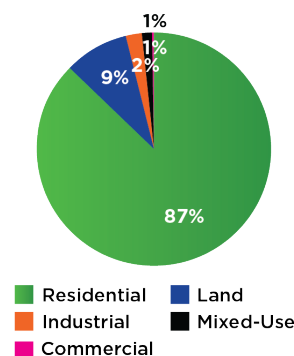
KEY FUND INFORMATION

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
Investment Grade Research Ratings	Evergreen Ratings SQM Ratings

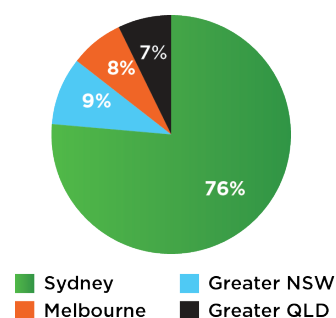
CAPITAL ALLOCATION



SECURITY TYPE



GEOGRAPHICAL LOCATION



LOAN PURPOSE

