

MSQUARED MORTGAGE INCOME FUND MONTHLY REPORT | OCTOBER 2024



MARKET & PORTFOLIO UPDATE

Msquared Capital is pleased to present the October 2024 monthly update for the Msquared Mortgage Income Fund. In the aftermath of the US election, economists are getting to work as they weigh up the potential impact four more years of “Trumponomics” will have on the Australian economy. A key talking point is the ripple effect of substantial import tariffs that will be placed on China, with a weakening Chinese economy representing a risk to future Australian export volumes. Separately, the Australian economy is starting to show signs of strengthening on the back of lowering inflation and a steady labour market. There is little rush for the RBA to slash rates, with our prediction being a moderate 0.50% decrease over the next 24 months. However, in Msquared Capital’s direct focus is the price weakness that is emerging in the property market due to a combination of low affordability in high interest rates. Notwithstanding this, a robust investment approach and commitment to investment diversification continues to be applied as we select investments for the Fund. At the end of October 2024, the weighted LVR of the fund was 53.75%, with the annualised return remaining at 8.00%**. The Fund was diversified across 42 investments and five geographic regions.

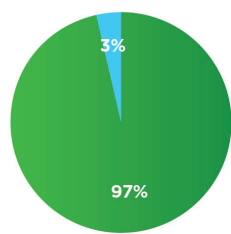
RECENT RETURNS (ANNUALISED)**

October 24	8.00% p.a.
September 24	8.00% p.a.
August 24	8.00% p.a.
July 24	8.00% p.a.
June 24	8.00% p.a.

FUND METRICS*

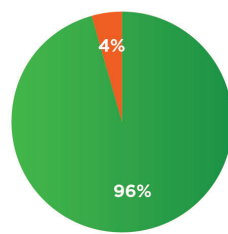
No. of Loans in Fund	42
Weighted Portfolio LVR	53.75%
Weighted Portfolio Loan Term	8.01 months
Loans Settled in Last 90 Days	11
Loans Repaid in Last 90 Days	6

CAPITAL ALLOCATION



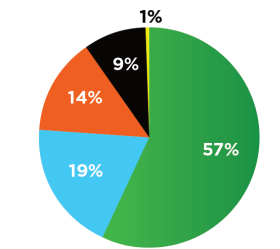
■ Funds Invested

SECURITY TYPE



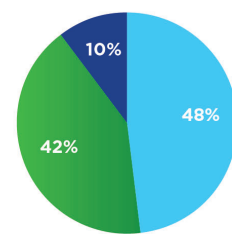
■ Residential ■ Industrial

GEOGRAPHICAL LOCATION



■ Sydney ■ Greater NSW
■ Melbourne ■ Greater QLD
■ ACT

LOAN PURPOSE



■ Working Capital ■ Refinance
■ Acquisition

OBJECTIVES OF THE FUND*

- 01 To provide investors an opportunity to access **high quality, first registered** mortgage investments through a professionally managed structure
- 02 The provision of **monthly income** distributions at a targeted minimum net return of **6.50% p.a.**

*as at 31 October 2024

KEY FUND INFORMATION*

Maximum LVR	70.00%
Security	1st Registered Mortgages
Distributions	Payable monthly
Minimum Investment	\$50,000
Minimum Investment Term	12 Months
Redemptions	Quarterly with two months' notice
Security Type	Residential, Commercial, Industrial
Investment Grade Research Ratings	Evergreen Ratings SQM Ratings Kris Kondov Asset Consultant

DISCLAIMER

One Managed Investment Funds Limited ACN 117 400 987 AFSL 297042 (OIG) is the responsible entity of the Msquared Mortgage Income Fund ARSN 682 099 350 (Fund) and Msquared Capital Retail Funds Management Pty Ltd (MCRFM) ACN 679 611 146 (MCRFM) is the investment manager. MCRFM is a corporate authorised representative no. 1312533 of Msquared Capital Pty Ltd ACN 622 507 297 AFSL 520293 in respect of financial services in relation to the Fund provided to wholesale clients as defined in the Corporations Act. The information in this document is general in nature and does not constitute investment or personal financial product advice, and does not take into account your investment objectives, particular needs or financial situation. You should seek independent financial advice.

**Past performance is not a reliable indicator of future performance. Neither OIG nor MCRFM guarantees the performance of the Fund or the repayment of any investor's capital, and neither give any representation or warranty as to the reliability, completeness or accuracy of the information contained in this document and do not accept liability for any inaccurate, incomplete or omitted information or any losses caused by using this information. Not an offer to invest. You should carefully consider the Product Disclosure Statement (PDS) and Target Market Determination (TMD) for the Fund before making any decision about whether to acquire, or continue to hold, an interest in the Fund which will be made available at msquaredcapital.com.au and oneinvestment.com.au.

