



27 August 2021

MA Secured Real Estate Income Fund – Monthly Report 31 July 2021

MAAM RE Ltd ACN 135 855 186 (AFSL 335783), in its capacity as responsible entity (**Responsible Entity**) of the MA Secured Real Estate Income Fund ARSN 648 810 904 (**Fund**), provides the following update as part of its continuous disclosure obligations.

As a result of a datafile error, the tables and charts included in the Monthly Report: 31 July 2021 (**Report**) did not correctly reflect the portfolio as at 31 July 2021.

An updated Report with the corrections in mark-up is attached to this notice.

The Report has been replaced by the corrected version on the Fund's website.

Need more information?

If you have any queries regarding the Fund, then please call us on +61 2 8288 5594 or email us at MAclientservices@MAfinancial.com.

MAAM RE Ltd (ACN 135 855 186) (AFSL 335783) is the responsible entity (**Responsible Entity**) of the MA Secured Real Estate Income Fund (**Fund**) and the issuer of the units in the Fund. The information contained in this document is of a general nature only and has been prepared without taking into account your objectives, financial situation or needs. Before making any investment decision you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the current product disclosure statement (**PDS**) of the Fund. The PDS for the Fund is available on the Fund website. Neither the Responsible Entity nor any member of the MA Financial Group Limited group guarantees repayment of capital or any particular rate of return from the Fund. All opinions and estimates included in this document constitute judgments of the Responsible Entity as at the date of this document and are subject to change without notice. Past performance is not a reliable indicator of future performance. The value or return of an investment will fluctuate and an investor may lose some or all of their investment. Whilst the Responsible Entity believes the information contained in these materials are based on reliable information, no warranty is given to its accuracy and persons relying on this information do so at their own risk. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. Statements contained in this document that are not historical facts are based on expectations, estimates, projections, opinions and beliefs of the Responsible Entity as at the date of this document. Such statements involve known and unknown risks, uncertainties and other factors, and should not be relied upon in making an investment decision. These views may not necessarily reflect the views of any other entity in the MA Financial Group Limited group. Any references in this document to targeted or projected returns of the Fund are targets only and may not be achieved. Investment in the Fund is subject to risk including possible delays in payment or loss of income and principal invested. This information is intended for recipients in Australia only. The Responsible Entity's address is Level 27, Governor Phillip Tower, Sydney NSW 2000. The Responsible Entity, its related bodies corporate, the Responsible Entity's directors and employees and associates of each may receive remuneration in respect of advice and other financial services provided by the Responsible Entity. The Responsible Entity has entered into various arrangements with MA Investment Management Pty Ltd (**Manager**) in connection with the management of the Fund. In connection with these arrangements the Manager may receive remuneration or other benefits in respect of the financial services it provides.

Monthly Report: 31 July 2021

Trust

MA Secured Real Estate Income Fund
ARSN 648 810 904

Responsible Entity

MAAM RE Limited
ACN 135 855 186; AFSL 335 783

Manager

MA Investment Management Pty Ltd
ACN 621 552 896

The Manager and Responsible Entity are wholly owned subsidiaries of MA Financial Group Limited. MA Financial Group is an ASX-listed financial services firm specialising in asset management, corporate advisory and equities.

Investment Strategy

The Fund seeks to provide investors with exposure to a range of first mortgage loans secured by Australian residential and commercial property by investing directly or indirectly via third party originated special purpose trusts. The Fund may co-invest in loans with other MA Financial Group related trusts and entities. The Manager seeks investment opportunities that it considers offer an attractive risk adjusted return after application of its investment process. The Manager will seek to construct the portfolio with the following features:

- diversified lending base, with low underlying individual obligor exposure;
- predictable and resilient through the cycle returns;
- bias towards capital preservation and on minimising losses; and
- portfolio driven analysis that supports strong serviceability prospects.

Available Platforms (APIR: MAA6243AU)

HUB24, Mason Stevens, Netwealth

ASIC RG 45 Disclosure Benchmarks

There have been no changes to either the ASIC RG 45 Disclosure Benchmarks or Disclosure Principles subsequent to the issue of the PDS dated 3 May 2021. An update against the Portfolio 'target' levels (Disclosure Principle 3) is included in the Appendix to this Report.

Monthly Commentary

- The Fund has investments in eight loans, each being a co-investment with other funds managed by the Manager. Having regard to the size of the Fund, this was considered the most appropriate option to maximise portfolio diversification during the portfolio ramp-up phase.
- The Fund's 5.1% annualised return¹ since inception is in line with the target return disclosed in the PDS.
- During this ramp-up phase, as previously disclosed in the PDS, the portfolio may not meet all of the Fund's Portfolio Targets. The Manager expects to meet all of the Fund's Portfolio Targets post ramp-up.

FUND OVERVIEW (AS AT 31 JULY 2021)

Investment Type	Unlisted pooled mortgage trust
Fund size (\$m)	\$7.06m
Fund inception date	April 2021
Fund term	Open-ended
Unit price	\$1.00
Target LVR	60% (max 65%)
Weighted Average LVR	56.7%
Target return	RBA Cash Rate + 5%pa
Net return over the period	4.8% pa

Since 31 July 2021

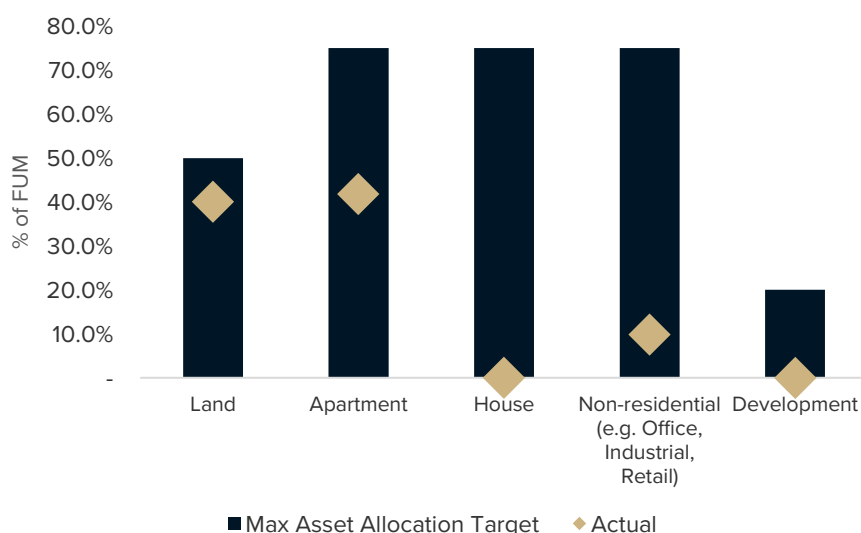
The Fund issued a further 1,118,240 units on 1 August 2021 taking total FUM to \$8.18m.

Fund Performance¹

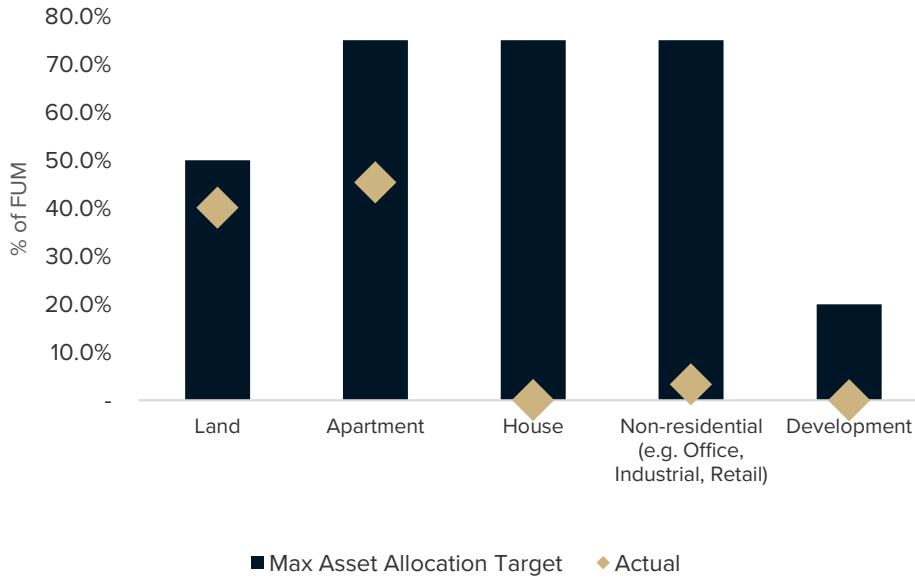
	1 month	2 months	6 months	1 year	Since Inception
Return to investor (\$/unit)	0.0041	0.0077	NA	NA	0.0128

¹Fund returns assumes no compounding because distributions are paid out monthly. This month's annualised return is 4.8% p.a. and the since inception annualised return is 5.1% p.a. The calculation methodology used and presented in this table (including the return calculation) is not in accordance with the guidelines provided by the Financial Services Council (FSC). The FSC, of which MA Financial Group is a member, recommend that returns of investment options over periods less than one year should not be annualised to ensure that short term returns are not used to compare lower risk and higher risk investment options and unrealistic expectations are not generated through the annualising of unusually high or low short-term returns. The Manager considers that due to the nature of the mortgage backed investments of the Fund, showing an annualised return is appropriate. **Please refer to the PDS for details on the valuation methodology.**

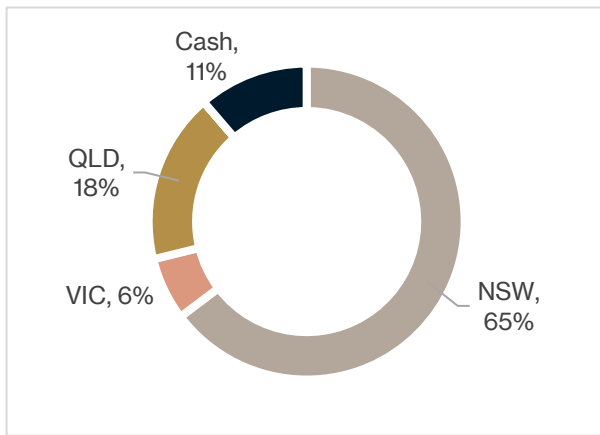
Collateral Type:



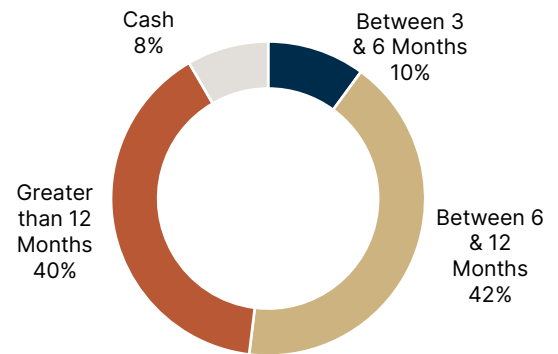
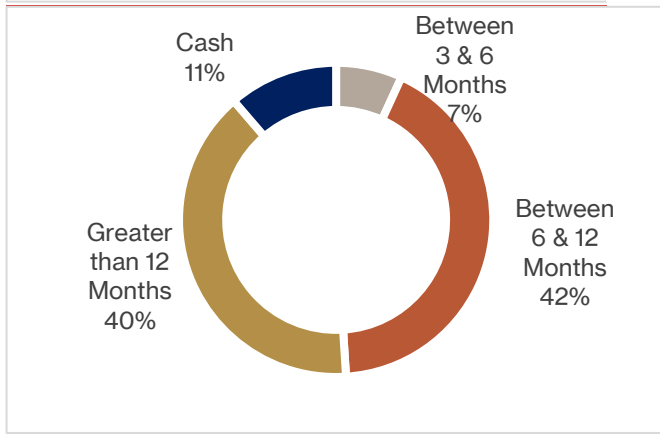
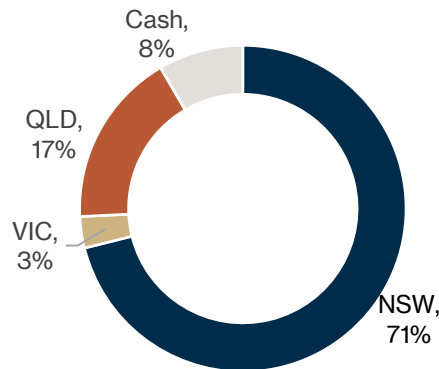
Monthly Report: 31 July 2021



Borrower State Concentration²



Maturity Profile of Loans²



MA Secured Real Estate Income Fund

MA Asset Management



MA Financial Group

Monthly Report: 31 July 2021

Appendix: Loan book and Portfolio Targets

Security Property	Location	Total Loan Limit	Total Loan Outstanding	SREIF Investment	%FUM	Maturity	LVR
Land - residential	Brisbane South East	\$0.69m	\$0.698m	\$0.027m	0.4%	Nov-21	41%
Commercial	Sydney Inner West	\$1.61m	\$1.61m	\$0.463m	6.6%	Nov-21	62%
Commercial	Sydney Northern Suburbs	\$3.30m	\$3.262m	\$0.006m	0.1%	Mar-22	55%
Apartment	Brisbane South	\$0.583m	\$0.56m	\$0.2002m	2.8%	Dec-21	63%
Apartments	Brisbane North	\$7.108.95m	\$7.108.95m	\$1.0008m	14.2%	Dec-21	51%
Apartment	Inner West Melbourne	\$0.67m	\$0.67m	\$0.232m	3.3%	Dec-21	65%
Industrial	West Melbourne	\$5.204.77m	\$5.204.77m	\$0.2320m	3.1%	Oct-21	53%
Apartment	Sydney Inner City	\$25.00m	\$24.2843m	\$1.7509m	24.8%	Jun-22	58%
Land - residential	Northern Beaches Sydney	\$4.50m	\$4.220.48m	\$2.800m	39.7%	Jul-22	60%
Invested Portfolio				\$6.261466m	88.791.6%		
Cash				\$0.798593m	11.38.4%		
Total Funds Under Management (FUM)				\$7.059m	100.0%		

Additional Portfolio Targets

Portfolio Targets	SREIF 31 July 2021 Portfolio	
	Target Met	Result
No. of Loans		8
Max LVR<=65%	Y	65%
Land <50%	Y	40%
Apartment <75%	Y	42.5%
House <75%	Y	0%
Non-residential (e.g. Office, Industrial, Retail) <75%	Y	10.3%
Development <20%	Y	0%
VIC <50%	Y	3.6%
NSW <75%	Y	65.71%
QLD <50%	Y	1.78%
Other <25%	Y	0%
Regional <25%	Y	0%
Median Loan Investment <5%	Y	3%
Borrower Concentration <25%	N	40%
Single Loan Concentration <25%	N	40%
Weighted Average Loan to Value Ratio <60%	Y	56.7%

MA Secured Real Estate Income Fund

MA Asset Management



MA Financial Group

Monthly Report: 31 July 2021

Maximum Loan to Cost Ratio <75%	N/A
Development loan % completion	N/A
Loan under "watch"	1 ¹

¹A 53% loan to valuation ratio (LVR) residual stock loan secured over industrial units in Truganina, VIC. A dispute between the former business partners and the borrower resulted in a caveat being registered on the security, in breach of loan conditions. The Manager is in discussions with the Borrower and former partner about removal of the caveat. Sales of the residual stock continues to take place at approximately 1 unit per month, and the Manager has no current concern regarding recoverability.

²Shown as % of FUM.

MORE INFORMATION

For more information speak to your financial adviser, call us on **02 8288 5594**, email **MAclientservices@MAFinancial.com**, or visit **MAFinancial.com/asset-management**.

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