

Investor Newsletter

Period to: 31 July 2021

Dear Investor,

We enclose the August 2021 update for the PURE Income and Growth Fund. An overview of our returns and portfolio comments are detailed below.

The Fund has had a great start to the Financial Year, with new investments being initiated in Decmil Group, Altus Renewables, and Ellume Health. Pleasingly, all have exceptional near-term growth opportunities, while the economics of each transaction remain in line with PURE's targeted annualised return of 15%. Awareness of PURE's solution continues to grow in the Australian market, with the cadence of inbound deal flow increasing as a result.

The PURE Income and Growth Fund is open for investment.

[PURE Application Portal](#)

Foundation Class Portfolio Returns (After Fees)

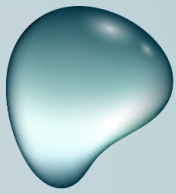
The PURE Income and Growth Fund returned +3.4% in July 2021, a pleasing start to the new financial year.

	1 Month	3 Month	6 Month	1 Year	Since inception (Annualised)*
Returns (%)	+3.4%	+4.3%	+1.6%	+25.7%	+23.8%
St Dev (Annualised %)		5.0%	7.7%	14.8%	14.1%
Sortino Ratio					6.5
Sharpe Ratio					1.6

*After fees and assuming reinvestment of all income distributions

Fund overview as at 31 July 2021

Funds Under Management	\$124.3m
Since Inception Return After Fees – (Foundation Class, Distribution Re-Invest)	+76.6%
Since Inception Annualised Return After Fees (Foundation Class, Distribution Re-Invest)	+23.8%
Foundation Class Current Unit Price	1.4211
Total Distributions Paid After All Fees	+27.8 cpu
Total Committed Capital	>\$140m
Number of Investments	21
Average Loan Size	\$4.1m
Weighted Average Portfolio Interest Rate	9.8%
Total Establishment and Arrangement Fees Paid to Investors (Gross)	\$2.0m



Portfolio Summary

The PURE Income and Growth Fund has started the financial year well, returning +3.4% in July.

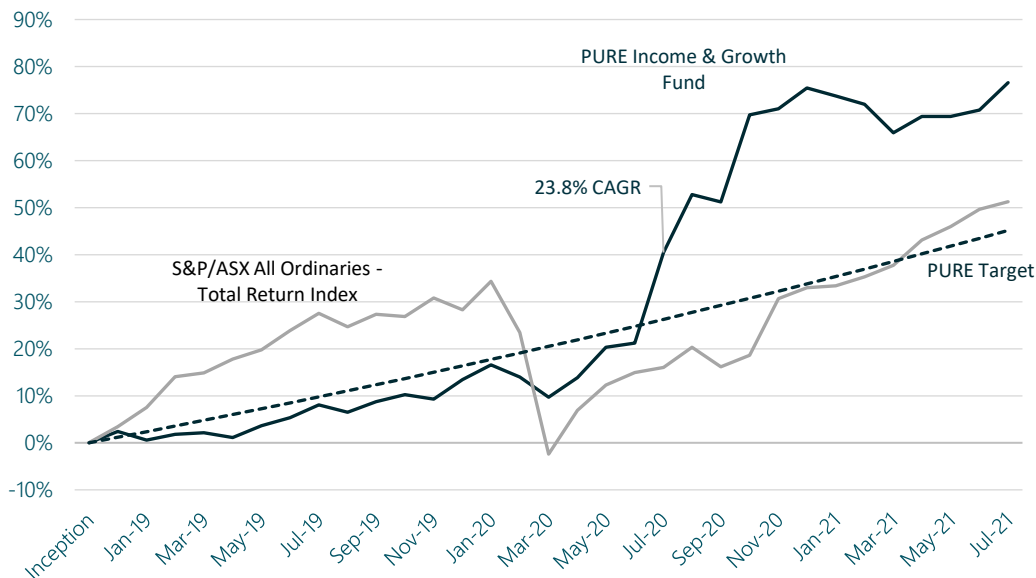
Tesseract (TNT.AX) and Xref (XF1.AX) each contributed c.1/3rd of the performance for July, assisted by positive performance across all other portfolio warrant and equity positions - except Hydrix (HYD.AX) and Lawfinance (LAW.AX) - plus interest income and bond performance.

The primary development for the Fund in July was the initiation of an \$10m investment (as part of a broader \$20m facility) in Decmil Group (DCG.AX), one of Australia's leading construction companies, discussed further below.

The Fund also initiated pre-IPO positions in Altus Renewables and Ellume Heath, which we also discuss below. This investment, along with Decmil, will mean the Fund is now fully deployed with just 5.7% cash. Consequently, we will be actively raising capital in the coming months to fund our building pipeline of investment opportunities.

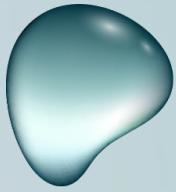
A confluence of events (strong inflows, two early borrower repayments and a significant profit realisation) meant that the Fund has been carrying significant excess cash over the last three quarters. This has subdued returns, so we are pleased to have reached the point of being fully invested again.

Relative performance from inception (\$ invested)



Following month end, Jayride (JAY.ASX) informed us that they wished to repay the PURE facility ahead of the term, following a very successful capital raising. As a result, the \$2.0m investment has now been received back into the Fund. PURE will retain the warrants until expiry in March 2022. The JAY proceeds have already been allocated to fund the expansion of an existing facility for one of our investee companies.

PURE has also undergone a rebranding, and we're excited to introduce you to our stylish new livery and logo (internally referred to as "the blob").



PURE
ASSET MANAGEMENT

We have seen plenty of interest from ASX listed and particularly unlisted companies, and we expect to be very busy from September through to year-end once companies move through reporting season.

Follow PURE on LinkedIn

For regular updates from PURE, please click on the link below to follow us on LinkedIn.

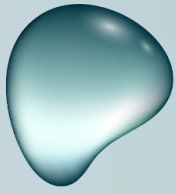
<https://www.linkedin.com/company/pure-asset-management>

Income & Growth Fund Deal Flow

We are actively engaged on several exciting new investment opportunities. We look forward to communicating new originations to you over the coming months.

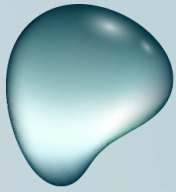
We thank you for your support.

Nick, Mike, Tim, Dan and Jean-Luc



Foundation Class Unit Performance History

Month	Unit Price	Return	Distribution re-invest unit price
Inception	1.0000		1.0000
Dec-18	1.0240	2.40%	1.0240
Jan-19	1.0058	-1.78%	1.0058
Feb-19	1.0181	1.22%	1.0181
Mar-19	1.0216	0.34%	1.0216
Apr-19	1.0112	-1.02%	1.0112
May-19	1.0362	2.47%	1.0362
Jun-19	1.0231	1.68%	1.0536
Jul-19	1.0494	2.57%	1.0807
Aug-19	1.0343	-1.44%	1.0651
Sep-19	1.0558	2.08%	1.0873
Oct-19	1.0704	1.38%	1.1023
Nov-19	1.0614	-0.84%	1.0930
Dec-19	1.0619	3.76%	1.1341
Jan-20	1.0912	2.76%	1.1654
Feb-20	1.0674	-2.18%	1.1400
Mar-20	1.0130	-3.77%	1.0971
Apr-20	1.0511	3.76%	1.1383
May-20	1.1112	5.72%	1.2034
Jun-20	1.1117	0.71%	1.2120
Jul-20	1.2883	15.89%	1.4045
Aug-20	1.4015	8.79%	1.5279
Sep-20	1.3868	-1.05%	1.5119
Oct-20	1.5114	12.24%	1.6975
Nov-20	1.5224	0.73%	1.7099
Dec-20	1.5169	2.61%	1.7545
Jan-21	1.5022	-0.97%	1.7375
Feb-21	1.4869	-1.02%	1.7198
Mar-21	1.3910	-3.52%	1.6592
Apr-21	1.4199	2.08%	1.6937
May-21	1.4199	0.00%	1.6937
Jun-21	1.3744	0.83%	1.7077
Jul-21	1.4211	3.40%	1.7658



Platform Class Unit Performance History

Month	Unit Price	Return	Distribution re-invest unit price
Inception	1.0000		1.0000
Jul-20	1.1598	15.98%	1.1598
Aug-20	1.2635	8.94%	1.2635
Sep-20	1.2291	-0.86%	1.2526
Oct-20	1.382	12.44%	1.4084
Nov-20	1.3922	0.74%	1.4188
Dec-20	1.3911	2.66%	1.4566
Jan-21	1.3781	-0.93%	1.4430
Feb-21	1.3641	-1.02%	1.4284
Mar-21	1.2760	-3.53%	1.3779
Apr-21	1.3025	2.08%	1.4065
May-21	1.3025	0.00%	1.4065
Jun-21	1.2639	0.83%	1.4182
Jul-21	1.3068	3.39%	1.4663

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