

Investor Newsletter

February 2020

Dear Investor,

We have pleasure in providing you with the PURE Income and Growth Fund February 2020 update. An overview of our returns and portfolio comments are detailed below. As always, thank you for your support.

Portfolio Returns

The PURE Income and Growth Fund enjoyed a strong start to the 2020 calendar year, returning +2.8% in January. The fund's strategy has now delivered +16.6% since its inception in December 2018 and is exceeding its 15% pa total return target net of fees.

	1 Month	3 Month	6 Month	1 Year	Since inception
Returns (%)	2.8%	5.7%	7.8%	15.9%	16.6%
St Dev (Annualised %)		6.8%	6.5%	6.1%	6.0%

After fees and assuming reinvestment of all income distributions

Portfolio Summary

Portfolio overview as at 31 January 2019:

Funds Under Management	\$34.0m
Since Inception Return After Fees (distribution re-invest)	+16.6%
Total Distributions Paid After All Fees	+7.0 cpu
Total Committed Capital	>\$50m
Number of Investments	10
Average Loan Size	\$3.0m
Weighted Average Portfolio Interest Rate	+10.7%
Total Arrangement Fees Paid to Investors	\$0.7m

We have been delighted with the strong support the fund has received in its initial 12 months with over \$50 million in committed capital and discussions for additional investments from new investors well progressed.

Deal Outlook

As awareness grows, the Fund continues to receive material inbound deal flow. The channels developed throughout 2019 are proving fruitful, especially with Investor Relations companies who develop the investment market for their clients but are not sufficiently remunerated.

The team is in discussions on multiple transactions, and we expect to announce new portfolio positions to investors in March 2020.

Platform Inclusion and Retail Offering

We are pleased to report the Fund is in discussions with four investment platforms. We expect inclusion to not only broaden the investor base, but also increase access for the wealth management community more generally.

The Fund is also exploring an opportunity involving a retail offering of the product.

We will report back on both initiatives when sufficient progress has been made.

Kind regards,

Nick, Mike and Tim

Confidential Information

The information in this document is confidential and may be privileged or subject to copyright. It is intended for the exclusive use of the addressee(s). If you are not an addressee, please do not copy, distribute or otherwise act on the document, except as otherwise required to inform Pure Asset Management. If you have received the document in error, please contact the sender immediately and delete the document. The unauthorised use of this document may result in liability for breach of confidentiality, privilege or copyright. Subject to applicable regulations and laws under the Corporations Act 2001.