



CFMG
Capital

CFMG Monthly Income Fund

ARSN 602 609 638

Fund Portfolio and Investment Report

March 2025

Current Targeted Return

TARGETED RETURN

8.25% p.a.
(net of all fees)

TERM

12
months

An investment in the Fund is not a bank deposit, and investors risk losing some or all of their principal investment. You should take this information into account in deciding whether to invest in the Fund.

The Targeted Return is reviewed monthly and is quoted net of management fees and costs. Interim distributions are paid monthly in arrears. Please note, past performance is not a reliable indicator of future performance. Current as at 31 March 2025.

Funds Overview

Key Metrics

Inception	May 2024
Funds Under Management	\$22,281,160
Total Unit Holders	319
Target Asset Allocation	100% targeted for project development finance loans with a maximum LVR of 70%, and a 12 month term.

Fund Information

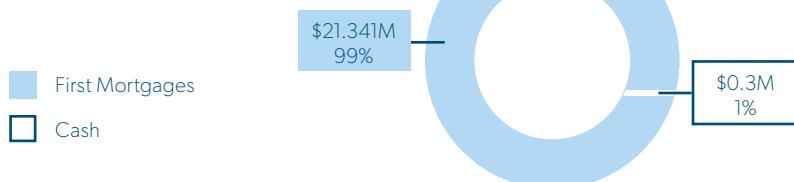
Unit Price	\$1.00
Minimum Investment	\$5,000
Distribution Frequency	Monthly. Current distribution rate 8.25% p.a. (as at 31 March 2025)
Withdrawal Notice Period	Requests to withdraw can be made after the minimum holding period of 12 months. Payments are to be made on the 20 th calendar day of the month (or the next business day) if a withdrawal request is made 7 business days prior to the last calendar day of the month.

Investment Strategy and Performance

The trust is an unlisted registered managed investment scheme which invests in financing the development of residential real property sites that meet certain criteria as determined by CFMG Equity and Income Funds Limited A.C.N 112 753 876 AFSL 291 390 ('Responsible Entity'). Each loan has a maximum LVR of 70% of the as-if completed value of each development, with a maximum 12 month term. The interest and fees charged vary from loan to loan ranging between 11 – 15% p.a.

Fund Snapshot

Asset Allocation



Units in the CFMG Monthly Income Fund ARSN 602 609 638 are issued by CFMG Equity and Income Funds Limited ACN 112753876 AFSL 291 390 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS"). An investment in Units under the PDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful repaying of loan funds as outlined in the PDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination <https://bit.ly/3PT6qRn>

Fund Portfolio Metrics

	%	\$	#
Authorised Investments			
Cash	1.33%	290,721	N/A
Development Finance	98.67%	21,050,918	5
Total	100.00%	21,341,640	5
Mortgage Investment Portfolio Profile			
Weighted Average LVR	44%	-	-
Weighted Average Gross Return (since inception)	13.9%	-	-
Average Mortgage Investment	-	4,210,184	-
Largest Mortgage Investment	34.80%	7,517,225	-
Top 10 largest Mortgage Investments in aggregate	100.00%	21,598,908	-
Undrawn loan commitments	36.99%	12,359,476	-
Pre-paid & capitalised interest loans	-	-	-
Mortgage Investments by State			
QLD	100.00%	21,598,908	5
Total	100.00%	21,598,908	5
Mortgage Investments Return Profile			
<10%	-	7,102,224	2
10-10.99%	-	-	-
11-11.99%	-	-	-
12-12.99%	-	-	-
13-13.99%	-	13,948,695	3
>14%	-	-	-
Total		21,050,918	5
Loan Maturity Profile			
0-3 Months	-	3,966,059	1
4-6 Months	-	17,084,860	4
7-9 Months	-	-	-
10-12 Months	-	-	1
Total		14,036,163	5

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	%	\$	#
LVR Profile			
<30%	19%	4,061,054	1
30-50%	19%	3,966,059	1
50-60%	12%	2,465,411	1
60-75%	50%	10,558,395	1
Total	100.00%	21,050,918	5
Rate Type			
Fixed Rate	100.00%	21,050,918	5
Variable Rate	-	-	-
Total	100.00%	21,050,918	5
Investment Amount			
<= 50,000	26.58%	5,935,500	218
50,000 to 100,000	23.48%	5,242,500	62
100,000 to 250,000	16.61%	3,708,160	22
250,000 to 500,000	26.85%	5,995,000	15
500,000 to 1,000,000	6.49%	1,450,000	2
>1,000,000	-	-	-
Total	100.00%	22,331,160	319
Security Location			
Metro	100.00%	21,050,918	5
Regional	-	-	-
Other	-	-	-
Total	100.00%	21,050,918	5

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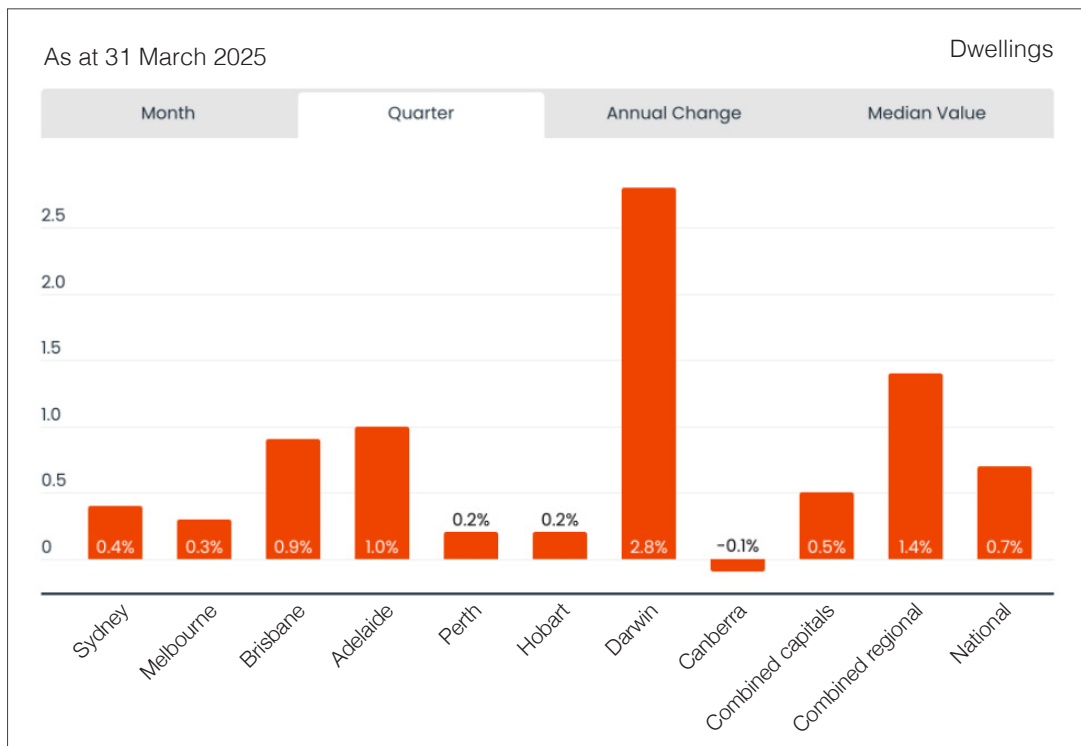
Fund and Market Update

The Fund delivered a return of 8.25% per annum as at the month ending 31 March 2025. Since inception in May 2024 funds continued to see steady deployment with seven loans being deployed across the CFMG Capital strategic pipeline of projects.

National Market Update

As of March 2025, Australia’s property market has reached new record highs. According to CoreLogic’s national Home Value Index, property values increased by 0.4% over the month, marking the second consecutive month of growth following a brief three-month decline.

Over the past five years, the median home value in Australia has surged by approximately \$230,000, representing a 39.1% increase. This growth has significantly outpaced previous five-year periods, leading to heightened concerns about housing affordability.



Source: Corelogic

“Improved sentiment following the February rate cut is likely the biggest driver of the turnaround in values, along with the cut’s direct influence of a slight improvement in borrowing capacity and mortgage serviceability,” said Tim Lawless, research director for CoreLogic.

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SEQ Market Update

The Southeast Queensland's land market remains resilient despite ongoing increases in interest rates and inflation. A significant driver of this growth has been population expansion, with the state's population rising by more than 140,000 in just the past 12 months.

According to the latest CoreLogic data, Brisbane's median dwelling value climbed to \$893,592 in January 2025. This marks a 0.3% rise for the month, a 1.2% increase over the past quarter, and a strong 10.4% gain compared to the same time last year. Brisbane's growth rate continues to outperform the combined capital cities' annual average of 3.8%.

All Dwellings								
Month	-0.4%	-0.6%	0.3%	0.7%	0.4%	0.0%	0.6%	-0.5%
Quarter	-1.4%	-2.0%	1.2%	1.8%	1.0%	-0.8%	1.7%	-0.5%
YTD	-0.4%	-0.6%	0.3%	0.7%	0.4%	0.0%	0.6%	-0.5%
Annual	1.7%	-3.3%	10.4%	12.7%	17.1%	-0.4%	0.9%	-0.5%
Total return	4.8%	0.4%	14.7%	16.9%	22.3%	3.9%	7.5%	3.8%
Gross yield	3.0%	3.7%	3.6%	3.7%	4.2%	4.4%	6.7%	4.1%
Median value	\$1,193,228	\$772,317	\$893,592	\$819,363	\$809,870	\$658,180	\$502,632	\$850,534

Source: Corelogic

This growth is largely driven by factors like heightened buyer activity after recent interest rate cuts, ongoing demand, and limited housing supply. The Reserve Bank's decision to lower interest rates in February has boosted market confidence, contributing to these positive trends.

Overall, Brisbane's property prices have been on a steady upward trajectory in recent months, fueled by favorable economic conditions and strong demand.

In particular Brisbane's land market has experienced significant growth in prices. In the September 2024 quarter, land values in Brisbane rose by 8.7%, bringing the median price of a land block to \$685,000. This increase has been attributed to factors such as strong population growth and major infrastructure projects.



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Printed: April 2025