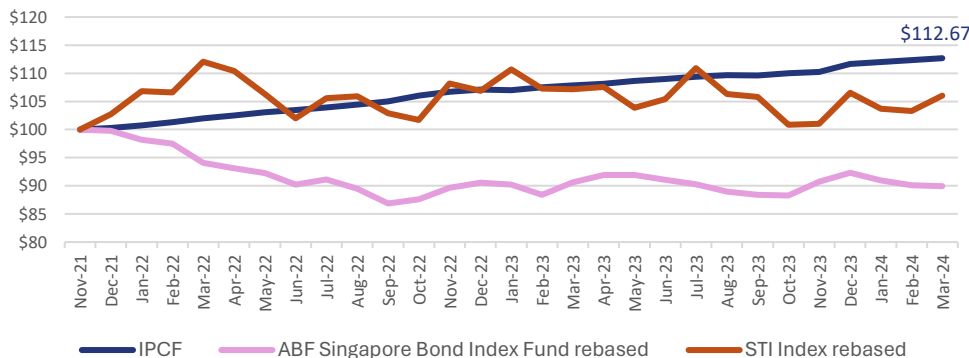


## Fund Profile

IFS Asset Management Private Credit Fund (IPCF) is a direct lending fund that provides short term loans to SMEs in Singapore for their working capital requirements. The loans are **backed by tangible collateral, in the form of Singapore properties secured by a legal mortgage**. The Fund is designed for investors seeking capital preservation, stability, enhanced yields, and predictable income that are like bonds but with the added advantage of having downside protection. The Fund's target return is **5% to 6% p.a.**, net of all fees.

## Fund Performance & Track Record

### IPCF vs S'pore ABF Bond Index Fund & STI Index - 1 Dec 21 – 31 Mar 24



|  |        |
|--|--------|
| Initial Series, Net asset value: \$112.35 (before dividends) |        |
| Initial Series, Net asset value: \$103.44 (after dividends)  |        |
| Mar 2024 YTD   | 0.90%  |
| Cumulative Return (1 Dec 21 – 31 Mar 24)                     | 12.67% |
| Compound Annual Growth Rate                                  | 5.24%  |
| Last 12 months   | 4.49%  |

|                                       | 2021 Dec | 2022   | 2023   | Mar 24 YTD |
|---------------------------------------|----------|--------|--------|------------|
| ● IPCF Initial Series <sup>1</sup>    | 0.26%    | 6.82%* | 4.26%  | 0.90%      |
| ● ABF Singapore Bond Index Fund Index | -0.26%   | -9.23% | 2.00%  | -2.61%     |
| ● STI Index                           | 2.71%    | 4.09%  | -0.34% | 0.50%      |

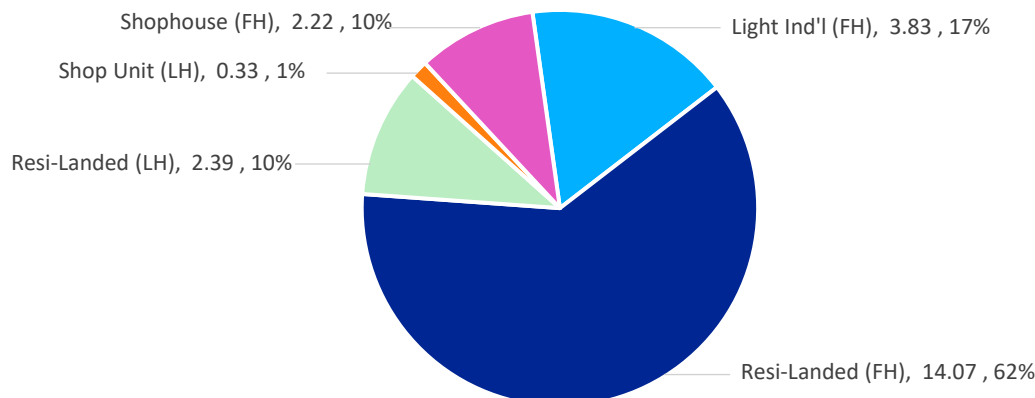
<sup>1</sup>Net of all fees and before dividends    \*2022's tax impact of 2.57% was deducted from 2023's NAV

| Inception 1 Dec 21 to Mar 24 | IPCF Initial Series | ABF S'pore Bond Index Fund | STI Index |
|------------------------------|---------------------|----------------------------|-----------|
| Mar-24                       | 0.28%               | -0.19%                     | 2.65%     |
| Cumulative returns           | 12.67%              | -0.91%                     | 6.00%     |
| Annualised returns           | 5.24%               | -4.44%                     | 2.53%     |
| Annualised Volatility        | 0.91%               | 5.46%                      | 11.16%    |
| Sharpe Ratio                 | 2.94%               | -1.20                      | 0.04      |

## Portfolio Characteristics as of 31 March 2024

|  |                       |
|--|-----------------------|
| Loan Book  | \$22.85M              |
| Cash (Fixed Deposits)                            | \$2.95M, 11.3% of AUM |
| Assets Under Management (AUM)                    | \$26.24M              |
| Investors  | 8                     |
| Borrowers  | 8                     |
| Loans  | 13                    |
| Number and Value of Loans under Close Management | 4, \$2.91M            |
| Number and Value of Loans in default             | Nil                   |
| Number and Value of 1-Year Loans                 | 12, \$19.02M          |
| Number and Value of 2-Year Loans                 | 1, \$0.92M            |
| LTV Weighted Average                             | 68.6%                 |
| Leverage Utilized                                | Nil                   |

## Loan Portfolio secured by Singapore Properties as of 31 March 2024



## Fund Terms

|                            |  |  |                          |
|----------------------------|--|--|--------------------------|
| <b>Minimum Investment</b>  | SGD 100,000  | <b>Dividend History</b>                          | <b>Yield, Annualized</b> |
| <b>Lock-In Period</b>      | 3 years from 1 Dec 2021 to Dec 2024, plus 1 year                   | First Half 2022                                  | 4.1888%                  |
| <b>Investor Base</b>       | Accredited Investors   | Second Half 2022                                 | 4.3300%                  |
| <b>Fund Type</b>           | Private Credit Fund, 3-year Closed-end                             | First Half 2023                                  | 4.3800%                  |
| <b>Legal Structure</b>     | Close-end, Singapore Incorporated, VCC (Variable Capital Company). | Second Half 2023                                 | 5.0000%                  |
| <b>Income Distribution</b> | Semi-Annual  |  |                          |
| <b>Investment Manager</b>  | IFS Asset Management Private Limited                               | <b>NAV as of 31 March 2024 (after dividends)</b> |                          |
| <b>Management Fee</b>      | 1.0% p.a.  | Dec 2021 Initial Series:                         | NAV \$103.4359           |
| <b>Bank</b>                | OCBC Bank  | May 2022 Series:                                 | NAV \$102.6465           |
| <b>Fund Administrator</b>  | Trident Trust Company (S'pore) Pte Ltd                             | July 2022 Series:                                | NAV \$102.3371           |
| <b>Target Returns</b>      | 5.5% - 6% p.a., net of all fees                                    | Nov 2022 Series:                                 | NAV \$101.1901           |
| <b>Auditor</b>             | Ernst & Young LLP  | Apr 2023 Series:                                 | NAV \$101.1851           |
| <b>Leverage Utilized</b>   | Linklaters Singapore   | Jan 2024 Series:                                 | NAV \$100.9735           |
| <b>ISIN</b>                | SGXZ77427037   |  |                          |

The IFSAM Private Credit Fund ended first quarter 2024 up 0.9% versus -2.61% for the ABF S'pore Bond Index Fund and -0.5% for the STI Index. Annualized return (since inception on 1<sup>st</sup> Dec 21 to 31<sup>st</sup> Mar 24) is 5.24%; achieved with a low volatility of 0.91%. Three months of positive returns in 1Q and we look forward to another 3 months of positive returns in 2Q. We usher in 2Q with a fresh new look for our March newsletter. We hope you like the new look and feel.

The Fund's cash position is down from 13% in Feb to 11% in Mar, after deploying \$300k (first tranche) on a loan of \$2.1m. We will continue to deploy more cash into upcoming loans coming out of a well-developed and curated loan pipeline. Two of the four loan offer letters, mentioned in last month's newsletter, have been accepted by borrowers for a total value of \$12.1m.

The value of loans under close management will drop to \$900k from \$2.89m with the completion of sale of collateral (light industrial) confirmed to take place on 16<sup>th</sup> April by the obligor. Overdue interest of \$73k, previously suspended, will be written back and reflected in upcoming April's NAV.