

# GPS News

February 2012



All GPS Staff are now back on deck and are fully refreshed after the Christmas and New Year festivities. We hope all our Investors had a relaxing and enjoyable break and are looking forward to a successful and rewarding 2012.

Despite very difficult market conditions late in 2011 and early 2012, we are currently seeing some improvement in the quality of new loan applications received for the typical type of mortgage investments offered by GPS Investment Fund Limited.

GPS has been inundated by Investors looking for new mortgage investments especially in light of falling bank interest rates (more to come!), extreme volatility in the Australian and overseas stock markets and depressed property markets. We appreciate your patience during this time but as most of you know, GPS has never been in the business of writing sub standard loans just for the sake of writing loans.

We consider it timely to restate the Objective and Investment Strategies of both Funds:

#### **Fund Objective: (Pooled & Select)**

To provide Investors with a stable and predictable monthly income by investing in registered first mortgages over real property in Queensland and Northern NSW, and cash.

#### **Investment Strategies:**

**GPS Invest Pooled Fund:** The Fund offers a variable rate of return from a "pool" of first mortgages chosen and managed by the Fund Manager. Unitholders monies are "pooled" and invested collectively.

**GPS Invest Select Fund:** GPS's objective is for the Fund to offer a stable or variable rate of return and the opportunity to individually select the registered first mortgages in which you want to invest.

The following new first mortgage investments are currently in various stages of assessment and are expected to be released within the next few weeks. Please refer to the relevant forthcoming SPDS for full details: -

- 9 x Townhouses and two houses located in Fairfield, 5km south west of the Brisbane CBD. Indicative interest rate 9.0% pa, paid monthly. 12 month term.
- 4 x 3 bedroom & 6 x 2 bedroom Townhouses located at Morningside, 4km east of the Brisbane CBD. Indicative interest rate 9.0% pa, paid monthly. 12 month term.
- 5 x 3 bedroom Townhouses located at Ashgrove, 5km west of the Brisbane CBD. Indicative interest rate 9.0% pa, paid monthly. 12 month term.

Valuations of all security properties are expected to fall within the category of "affordable housing".

All GPS Investors will be automatically notified of the release of the above or any other new loans but in the meantime for assistance or further information, please contact Tina Orley or Bruce Atkinson of GPS on 1800 999 109.

GPS Invest Pooled Fund (ARSN: 149 257 410) and GPS Invest Select Fund (ARSN: 149 257 401) ("the Funds") are issued by GPS Investment Fund Limited (ACN: 145 378 383) (AFSL: 383080) ("GPS"). This document may contain general advice which does not consider any particular person's objectives, financial situation or needs. GPS is not licensed to provide financial product advice about the Funds, so you should obtain a Product Disclosure statement ("PDS") and read it prior to making a decision to invest. You should also consider obtaining professional financial advice before making an investment decision. The PDS is available at [www.gpsinvest.com.au](http://www.gpsinvest.com.au) or by calling 1800 999 109. Cooling-off periods do not apply to the Funds. Past performance is not a reliable indicator of future performance. An investment in either Fund has risk, can fluctuate in value, may achieve lower than expected returns, is not a bank deposit, is not guaranteed and investors risk losing some or all of their principal investment. Distributions, if any, will generally be paid monthly. GPS Invest Pooled Fund has limited withdrawal rights. Withdrawal offers will generally be made quarterly, subject to available liquidity. GPS Invest Select Fund withdrawals will only be considered at the completion of a mortgage investment or whilst invested in cash, at any time. Refer to the relevant PDS for full details.