

**ANGAS PRIME INCOME FUND (“ANGAS PRIME”)
ARSN: 091 887 400**

Financial report for the half-year ended 31 December 2024

Directors' report

The directors of Angas Securities Limited (ACN 091 942 728) ("Angas") the Responsible Entity, submit herewith the financial report of Angas Prime ("the Fund" or "the Trust") for the half-year ended 31 December 2024. In order to comply with the provisions of the Corporations Act 2001, the directors report as follows:

Information about the directors and senior management

The names of the directors of the Responsible Entity during or since the end of the half-year are:

Name	Particulars
Andrew Luckhurst-Smith	Executive Chairman. Lawyer who has practiced principally in the area of banking and finance, member of the Banking and Financial Services Law Association of Australia Limited, joined the Board 29 March 2000.
John Fairley	Non-executive Director Banker and finance broker with over 40 years of experience, including roles as an executive at ANZ Bank, State Manager at Esanda and founder of CrediFlex, a national finance broking firm, joined Board 1 March 2024.
Natalie Gatis	Executive Director. Lawyer with experience in commercial litigation, corporate governance, compliance and legal risk management, and the management of mortgage securities with clients in the financial services and banking sectors, joined the Board 24 November 2023.

The above named directors held office during the whole of the half-year and since the end of the half-year.

Principal Activities

The Fund is a registered management investment scheme domiciled in Australia. The principal activity of the Fund in the course of the half-year was to invest funds in accordance with its investment objectives and guidelines as set out in the current Product Disclosure Statement ("PDS") and in accordance with the provisions of the Constitution.

The Constitution authorises investments in a wide range of domestic securities, including equities, equity derivatives, money market securities, fixed interest securities, managed investment schemes, currencies, options and futures contracts. However, the sole investments made during the year comprised cash and commercial property loans secured by registered first mortgage (including loans in Angas Direct Mortgage Fund).

The Fund did not have any employees during the half-year.

Review of Operations

The current PDS provides a product where investor funds are pooled and lent out on loans secured by registered first mortgages. Mortgages will comprise of primarily residential and development land with broad geographic diversification across Australia. Return to investors is at a target rate which is reviewed regularly in line with market.

The results of the operations of the Fund are disclosed in the Statement of Profit or Loss and other Comprehensive Income of these financial statements. The profit attributable to unitholders for the half-year ended 31 December 2024 was \$1,009,990 (31 December 2023: \$1,088,793).

Distributions

During the half-year ended 31 December 2024, the target rate was 6.5% from July 2024 to December 2024. The target rate has been achieved, and monthly distributions have been made at the given rate.

Future developments

The Board's objective over the next 12 months is to grow the investor book under the PDS in order to invest funds as outlined in the Constitution.

Options granted

No options were:

- (i) Granted over unissued units in the Fund during or since the end of the half-year; or
- (ii) Granted to the Responsible Entity.

No unissued units in the Fund were under option as at the date on which this Report is made. No units were issued in the Fund during or since the end of the half-year as a result of the exercise of an option over unissued units in the Fund.

Indemnification of officers and auditors

During the half-year, the Responsible Entity paid a premium in respect of a contract insuring the directors of the Responsible Entity (as named above), the company secretary of the Responsible Entity, and all executive officers of the Responsible Entity against a liability incurred as such a director, company secretary or executive officer, to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

The Responsible Entity has not otherwise, during or since the end of the half year, except to the extent permitted by law, indemnified, or agreed to indemnify an officer or auditor of the Responsible Entity or of any related body corporate against a liability incurred as such an officer or auditor.

Fees paid to and interest held in the Fund by the Responsible Entity

Fees paid to the Responsible Entity during the year include a management fee and performance fee. The management fee is calculated on a daily basis and payable to the Responsible Entity at the end of each month. A performance fee is payable from the income of the Fund at the end of each month after distribution to Investors of the target rate and subject to the maintenance of a pre-determined level of the Dedicated Reserve Account.

No fees were paid by the Fund to the directors of the Responsible Entity during the half-year. The Responsible Entity or its associates did not hold any interests in the Fund during the half-year 31 December 2024.

Interests in the Fund

The movement in units on issue in the Fund during the half-year is disclosed in Note 4 to the financial statements.

The value of the Fund's assets and liabilities is disclosed in the Statement of Financial Position and derived using the basis set out in Note 2 to the financial statements.

Subsequent events

There has not been any matter or circumstance occurring subsequent to the end of the half-year that has significantly affected, or may significantly affect, the operations of the Fund, the results of the Fund, or the state of affairs of the Fund in future financial years.

Auditor's independence declaration

The auditor's independence declaration is included on page 3 of the half-year report.

This directors' report is signed in accordance with a resolution of directors made pursuant to s.306(3) of the Corporations Act 2001.

On behalf of the Directors of the Responsible Entity, Angas Securities Limited



Andrew Luckhurst-Smith
Executive Chairman
Adelaide, 28 February 2025

Auditor's Independence Declaration to the Directors of Angas Securities Limited, the Responsible Entity of the Angas Prime Income Fund

In relation to our review of the interim financial report of the Angas Prime Income Fund for the half-year ended 31 December 2024, I declare that, to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b) no contraventions of any applicable code of professional conduct in relation to the review.


PERKS AUDIT PTY LTD


PETER J HILL
Director
Registered Company Auditor

28 February 2025
Adelaide

INDEPENDENT AUDIT REVIEW REPORT TO THE UNITHOLDERS OF THE ANGAS PRIME INCOME FUND

Report on the Interim Financial Report

We have reviewed the accompanying interim financial report of the Angas Prime Income Fund ("the Fund"), which comprises the statement of financial position as at 31 December 2024, statement of comprehensive income, statement of changes in equity, statement of cash flows for the half-year ended on that date, a statement of accounting policies, other selected explanatory notes and the directors' declaration.

Directors' Responsibility for the Interim Financial Report

The directors of Angas Securities Limited ("the Responsible Entity") are responsible for the preparation and fair presentation of the interim financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the interim financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the interim financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of Interim and Other Financial Reports Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the interim financial report is not in accordance with the *Corporations Act 2001* including; giving a true and fair view of the Fund's financial position as at 31 December 2024 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As auditor of the Fund, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of an interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the interim financial report of the Angas Prime Income Fund is not in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the Fund's financial position as at 31 December 2024 and of its performance for the half-year ended on that date; and
- b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.


PERKS AUDIT PTY LTD

8/81 Flinders Street
Adelaide
South Australia 5000


PETER J HILL
Director
Registered Company Auditor

28 February 2025
Adelaide

Directors' declaration

The directors of the Responsible Entity declare that:

- (a) in the directors' opinion, there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable;
- (b) in the directors' opinion, the attached financial statements and notes thereto are in accordance with the Corporations Act 2001, including compliance with accounting standards and giving a true and fair view of the financial position and performance of the Fund.

Signed in accordance with a resolution of the directors of the Responsible Entity made pursuant to s.303 (5) of the Corporations Act 2001.

On behalf of the Directors of the Responsible Entity, Angas Securities Limited



Andrew Luckhurst-Smith
Executive Chairman
Adelaide, 28 February 2025

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**Statement of profit or loss and other comprehensive income
for the half-year ended 31 December 2024**

	Half-year ended 31 December 2024 \$	Half-year ended 31 December 2023 \$
Income		
Interest	1,075,767	1,390,121
Other Income	41,119	-
Total income	1,116,886	1,390,121
Expenses		
Auditor's remuneration	14,584	8,705
Bad debt expense	1,132	-
Responsible entity fees	86,670	288,259
Other expenses	4,510	4,364
Total expenses	106,896	301,328
Profit attributable to unitholders	1,009,990	1,088,793
Finance costs attributable to unitholders		
Dedicated reserve account	-	65,063
Distributions to unitholders	1,009,990	1,023,730
Total Finance costs attributable to unitholders	1,009,990	1,088,793
Net profit	-	-
Other comprehensive income	-	-
Total comprehensive income for the period	-	-

Notes to the financial statements have been included in the accompanying pages.

**Statement of financial position
as at 31 December 2024**

	Note	31 December 2024 \$	30 June 2024 \$
Assets			
Cash and cash equivalents		7,848,677	4,168,318
Trade and other receivables	5	1,711,697	1,753,817
Other Financial Assets		20,147,633	24,222,292
Total assets		29,708,007	30,144,427
Liabilities			
Trade and other payables		6,975	38,258
Other financial liabilities		73,150	112,020
Distributions payable		168,882	170,149
Total liabilities		249,007	320,427
Net assets		29,459,000	29,824,000
Unitholders' equity			
Units issued	4	29,459,000	29,824,000
Total unitholders' equity		29,459,000	29,824,000

Notes to the financial statements have been included in the accompanying pages.

**Statement of changes in equity
for the half-year ended 31 December 2024**

	Equity attributable to unitholders	
	Units on issue Number	Units on issue \$
Balance at 1 July 2023	31,661,000	31,661,000
Total comprehensive income	1,088,793	1,088,793
Distributions to unitholders	(1,023,730)	(1,023,730)
Dedicated reserve account	(65,063)	(65,063)
Issue of redeemable units	1,869,000	1,869,000
Redemption of redeemable units	(2,738,000)	(2,738,000)
Balance at 31 December 2023	30,792,000	30,792,000
Balance at 1 July 2024	29,824,000	29,824,000
Total comprehensive income	1,009,990	1,009,990
Distributions to unitholders	(1,009,990)	(1,009,990)
Dedicated reserve account	-	-
Issue of redeemable units	1,827,000	1,827,000
Redemption of redeemable units	(2,192,000)	(2,192,000)
Balance at 31 December 2024	29,459,000	29,459,000

Notes to the financial statements have been included in the accompanying pages.

**Statement of cash flows
for the half-year ended 31 December 2024**

	Half-year ended 31 December 2024 \$	Half-year ended 31 December 2023 \$
Cash flows from operating activities		
Interest received	1,099,912	1,307,892
Other income received	20,223	-
Payments to suppliers	(138,179)	(310,482)
Net cash generated by/(used in) operating activities	981,956	997,410
Cash flows from investing activities		
Proceeds from borrowers	20,643,085	32,622,262
Payments to borrowers	(16,568,426)	(23,392,619)
Net cash generated by/(used in) financing activities	4,074,659	9,229,643
Cash flows from financing activities		
Proceeds from unitholders	1,827,000	1,869,000
Payment for the redemption of units to unitholders	(2,192,000)	(2,738,000)
Distributions paid to unitholders	(1,011,256)	(1,003,545)
Net cash generated by/(used in) financing activities	(1,376,256)	(1,872,545)
Net increase/(decrease) in cash and cash equivalents	3,680,359	8,354,508
Cash and cash equivalents at the beginning of the half-year	4,168,318	2,232,644
Cash and cash equivalents at the end of the half-year	7,848,677	10,587,152

Notes to the financial statements have been included in the accompanying pages.

1. General information

Angas Prime is a unit trust and registered managed investment scheme domiciled in Australia. The unit trust was constituted on 17 April 1984 and will terminate on 16 April 2064, unless terminated earlier in accordance with the provisions of the Trust's Constitution. A deed of variation was made on 13 November 2013 to amend the constitution to note revised rights and obligations as per a new PDS issued 13 November 2013. The PDS was most recently revised and reissued on 28 August 2023.

The Responsible Entity of the Fund is Angas Securities Limited.

This half-year financial report covers the Fund as an individual entity.

2. Accounting policies

Statement of compliance

The half-year financial report is a general purpose financial report prepared in accordance with the Corporations Act 2001 and AASB 134 Interim Financial Reporting. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 Interim Financial Reporting. The half-year report does not include notes of the type normally included in an annual financial report and shall be read in conjunction with the most recent annual financial report.

Basis of preparation

The financial statements have been prepared on the basis of historical cost, except for the revaluation of certain non-current assets and financial instruments. Cost is based on the fair value of the consideration given in exchange for assets. All amounts are presented in Australian dollars, unless otherwise noted.

The accounting policies and methods of computation adopted in the preparation of the half-year financial report are consistent with those adopted and disclosed in the Fund's 2024 annual financial report for the year ended 30 June 2024, except for the impact of the Standards and Interpretations described below. These accounting policies are consistent with Australian Accounting Standards and with International Financial Reporting Standards.

The Fund has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (the AASB) that are relevant to their operations and effective for the current reporting period.

The adoption of all the new and revised Standards and Interpretations has not resulted in any changes to the Fund's accounting policies and has no effect on the amounts reported for the current or prior periods. The new and revised Standards and Interpretations has not had a material impact and not resulted in changes to the Fund's presentation of, or disclosure in, its half-year financial statements.

3. Critical accounting judgments and key sources of estimation uncertainty

Critical judgments in applying the Fund's accounting policies

The following are the critical judgements that management has made in the process of applying the Fund's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

In the process of applying the Fund's accounting policies, management has made a judgement in respect of impairment of assets which has the most significant effect on the amounts recognised in the Financial Statements. The Fund assesses impairment at each reporting date by evaluating conditions specific to the Fund that may lead to the impairment of assets. Where an impairment trigger exists, the recoverable amount of the asset is determined. Value-in-use calculations performed in assessing recoverable amounts incorporate a number of key estimates.

4. Issued units

	31 Dec 2024 Units	30 June 2024 Units
Opening balance	29,824,000	31,661,000
Applications	1,827,000	3,398,000
Redemptions	(2,192,000)	(5,235,000)
Closing balance	29,459,000	29,824,000

5. Trade and other receivables

	31 Dec 2024	30 June 2024
Interest receivable	76,418	139,434
Underwrite fee receivable (i)	1,635,279	1,614,383
	1,711,697	1,753,817

- (i) One of the Fund's loans went into default during last financial year which was impaired in the amount of \$1,614,383 as at 30 June 2024. The Responsible Entity has absolute discretion to support any capital loss in the Fund and therefore Angas had committed to fully underwrite this unrealised loss. Other income in the amount of \$1,614,383 was therefore brought to account as at 30 June 2024, which remains outstanding as at 31 December 2024.

6. Contingent liabilities and contingent assets

At the date of this report, the Directors of the Responsible Entity are unaware of any liabilities or assets, contingent or otherwise, that were not already disclosed elsewhere in this report.

7. Subsequent events

Refer to "Subsequent events" note in Directors' Report.