



**ANGAS**  
prime

# INVESTOR NEWS

SUMMER 2022

## Confidence is the Key

**5.0%** P.A.\*  
TARGET RATE

**Investor opportunity is available in the current economic circumstances. Accumulated household savings are strong coming out of the two year closed border period and savings rates remain high.**

There are many Australians who are reluctant to travel overseas on health and safety grounds which is driving investment in regional and recreational properties. Whilst prices are falling in some metropolitan residential markets as RBA interest rate increases bite, the work from home trend is seeing price growth and sustained development in established regional centres. Furthermore, the labour market is very strong with unemployment at lows that most workers have not seen in their lifetimes. Vacancy rates for residential rental properties are very low. This is driving demand for infill and greenacre developments and construction. Migration targets have been raised. The anticipated inflows of migrant workers will have to be housed somewhere. The property market will be boosted by such projected demand. Angas Prime continues to receive applications for finance to acquire, develop or refurbish real property. Investors in Angas Prime earn returns from these first mortgage loan transactions.

Whilst Angas Prime's lending rates may be high, brokers and their clients are willing to pay a little more for certainty of funding. Likewise, brokers will be selective about the quality of the proposals submitted to Angas Prime which is known in the industry to be a reliable funder. Angas Prime does not engage in a race to the bottom. Quality borrowers value reliability over interest rates. The



*The Board of Directors*

whole community was challenged over the COVID 19 restrictions. Angas Prime has pulled its weight as a fund manager through that testing period and continues to pay reliable returns whilst being a good corporate employer. Opportunities for quality loan investments continue to be presented to Angas Prime. The interest rates negotiated with borrowers enables Angas Prime to meet the Target Rate for distribution to investors. The Target Rate is 5.0% at present. Call 1800 010 800 and speak to the Angas Prime Investor Relations Team if you have any questions about your investment or if you would like to add to your existing investment.

This edition of Investor News provides you with details of some of the senior people at Angas Prime who play a part in maintaining confidence in the investment process. There are profiles of the Chief Executive Officer, the Head of Credit and the Compliance Committee. The important role of monitoring the compliance of Angas Prime with the responsibilities, powers and duties set out in the Compliance Plan rests with the Compliance Committee. This scope extends to the Product Disclosure Statement under which investments are made, the Corporations Law and the Constitution of Angas Prime. Specific matters include appointment of an Auditor, a Compliance Auditor and ensuring there is a documented dispute resolution process in place.



Angas Prime offers investors the convenience of using BPay to make additional investments. To make additional deposits using BPAY simply use your BPAY Reference Number which can be easily located on your Unit Holding Certificate.

**If you cannot locate your Reference Number, please contact our Investor Relations Team on 1800 010 800.**



**Natalie Gatis**  
*Chief Executive Officer*

## NATALIE GATIS

### CHIEF EXECUTIVE OFFICER

Natalie joined Angas Prime in 2016 from Thomson Geer where she practiced as a banking and finance lawyer. After filling management roles at Angas Prime for several years, Natalie was appointed Chief Executive Officer in 2021 reporting to the Executive Chairman.

Her key function is to grow Angas Prime as a well managed loan book which maintains steady profit margins. Natalie has a deep knowledge of the mortgage finance industry, enjoys a collegiate engagement with the Executive Chairman, has assembled a quality management team and loyal staff, negotiates skillfully with key stakeholders and displays sound judgment above all else. Natalie has a central commercial role at Angas Prime. She is responsible for all aspects of the day to day functions and operations of Angas Prime with close oversight of credit quality along with providing advice and support to the Board.

As Chief Executive Officer, Natalie is a member of the Credit Committee and presents to all Compliance Committee meetings.



**Stephen Harvey**  
*Head of Credit*

## STEPHEN HARVEY

### HEAD OF CREDIT

Stephen is a Chartered Accountant who was appointed as Head of Credit of Angas Prime in 2019 following his retirement from Deloitte where he was a partner for over 25 years. He is a member of the Credit Committee and operates in a close working relationship with the Executive Chairman and the Chief Executive Officer.

Factors in approving loan investments include credit worthiness, conformity with the disclosed loan parameters, account portfolio balance, liquidity and geographic spread. The Head of Credit oversees Angas Prime's loan performance and provides information as required from time to time by the Board. In addition, he assists the Chief Financial Officer in relation to preparing the annual financial budget, financial reporting and audit, having regard to his background as a Chartered Accountant.



**Kimley Lyons**  
*Head of Compliance*

## KIMLEY LYONS

### HEAD OF COMPLIANCE

Angas Securities established the Audit, Risk Management & Compliance Committee ("ARMCO") in 2005 to provide oversight and supervision of compliance related matters. ARMCO predates Angas Prime's establishment.

Kimley Lyons joined Angas Securities as a Director in 2002. He was appointed as the inaugural Chairman of ARMCO which reports directly to the Board of Directors. ARMCO meets monthly and provides a structured and systematic process to enable Angas Prime to comply with its regulatory obligations. Kimley retired as a Director of Angas Securities in 2013 and was subsequently appointed Head of Compliance. In this role, he continues to occupy the position of ARMCO Chairman, as well as chairing and overseeing the Compliance Committee for Angas Prime.

Kimley's background as a commercial lawyer was at Jackson McDonald where he practiced for over 20 years. His experience was in banking and securities, which makes him eminently well qualified to oversee compliance for Angas Prime.

## NICHOLAS CORBETT

### COMPLIANCE COMMITTEE - INDEPENDENT MEMBER

Nick Corbett is an independent member of Angas Prime's Compliance Committee. He is a Chartered Accountant, a registered tax agent and holds a Bachelor of Commerce. Nick has over 25 years' experience in the financial sector. He has worked for major international firm BDO Nelson Parkhill, where he advised listed entities on audit and insolvency matters, and Credit Suisse, where he was responsible for counterparty valuations and collateral management. In 2009, he founded his own chartered accountancy firm, First Choice Accounting.

In addition to his current role, Nick was a member of ARMCO for many years. In that capacity, Nick has participated in quarterly risk management reviews and has conducted an annual assessment of certain of the statutory risk management measures. Nick's nomination as Fellow of the Institute of Chartered Accountants in 2014 came at a time when he had then been Member of the Institute for 16 years, had held senior positions for 14 years and had been mentor to several candidates during the Chartered Accountancy program.



**Nicholas Corbett**  
Compliance Committee  
– Independent Member

## PAUL TEISSEIRE

### COMPLIANCE COMMITTEE - INDEPENDENT MEMBER

Paul Teisseire is an independent member of Angas Prime's Compliance Committee. He is a qualified solicitor and professional independent, Non-Executive Director. He spent over 20 years in private practice as a lawyer specialising in business and corporate law, with a special interest in corporate governance. Over the last 20 years, Paul has held a number of ASX listed and other board appointments across a range of sectors including formerly being Chairman of Australian Executor Trustees Limited and a Non-Executive Director of BSA Ltd.

His current appointments include the Board of Drake Supermarkets, Australia's largest independent supermarket group and FBE Pty Ltd which is the commercialization arm of Flinders Medical Centre Bio-Engineering Department. Paul has had considerable experience with Managed Investments Schemes and was involved at the leading edge of developing ASIC best practice in one particular industry.



**Paul Teisseire**  
Compliance Committee  
– Independent Member

## MICHAEL BRITTON

### COMPLIANCE COMMITTEE - INDEPENDENT MEMBER

Michael Britton joined the Angas Prime Compliance Committee as an independent member in 2014. Michael holds degrees in Law and Jurisprudence. He has 40 years' commercial and financial services experience including senior management positions and directorships with listed companies as well as extensive exposure to managed investment schemes.

In a senior career with the Trust Company, Michael became General Manager Corporate Client Services. He was on the boards of companies which acted as Responsible Entity across a range of Managed Investment Schemes. Michael is a member of the Governance Institute, a fellow of the Chartered Institute of Secretaries, and a graduate member of the Australian Institute of Company Directors. He is currently a director of Westfield Corporation Limited, Westfield America Management Limited, Chairman of the Compliance Committee of E & P Financial Group Limited and a director of a Sydney based securitisation firm.



**Michael Britton**  
Compliance Committee  
– Independent Member



**ANGAS**  
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ANGAS PRIME

**5.0%** P.A.\*

TARGET RATE P.A. | INCOME PAID MONTHLY

VISIT [ANGASPRIME.COM.AU](http://ANGASPRIME.COM.AU) | [INVESTORRELATIONS@ANGASPRIME.COM.AU](mailto:INVESTORRELATIONS@ANGASPRIME.COM.AU)

## REGULATORY ADVICE

Visit our website to read the Target Market Determination. The investment offer is contained in the current Product Disclosure Statement (PDS) which should be read carefully before investing. An investment in Angas Prime is not a bank deposit. There is a risk you could lose some or all of your principal and that you may receive lower than expected returns. There are certain limitations on your ability to withdraw from the Fund and withdrawal requests may take up to 12 months to process.

This newsletter does not contain investment advice. You should carefully consider the content of our disclosure document and seek advice from your own qualified financial adviser. This newsletter contains general information only and does not take into account your individual objectives, financial situation or needs. \*The Target Rate for your investment is not fixed and may fluctuate up or down during the term of your investment.

INVESTOR SERVICE LINE  
**1800 010 800**

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