ANGAS prime

25 in 25

INVESTOR NEWS

AUTUMN 2025

6.5% P.A.* TARGET RATE

Twenty Five Year Milestone Celebrated

Four promoters met to execute Articles of Association which enabled Angas Securities to be incorporated on 29 March 2000. The company is now a mature business managing the funds of its investors.

It employs real people who offer a personalised service. Investing made easy. The managed funds of Angas Prime are invested in commercial property loans on terms set out in the Product Disclosure Statement provided to all investors. This can be read or downloaded from Angas Prime's website along with the Target Market Determination. A copy can be provided on request. More detail of the Company's investment operations appear in this issue of Investor News.

The twenty five year milestone was celebrated in the very office where the incorporation documents were signed. Pictured left to right are Simon Thompson, Chief Financial Officer, Matt Edwards from Moore Australia, the Company's Accountants with Natalie Gatis and Andrew Luckhurst-Smith who are two of the Company's directors. The latter remarked about the culture of Angas Securities which had engendered support from investors for twenty five years:-

Investors First: Outcomes for investors are front of mind. If investors prosper then Angas will prosper.

Integrity: We act and communicate with integrity.

Excellence: Angas are committed to product excellence and providing personalised service.

Positive Workplace Culture: Emphasising each employee's strengths, demonstrated by retention of Angas personnel and longevity of business.

Responsible Business: Angas maintains rigorous lending and investment policies, while maintaining high standards of ethical behaviour and corporate governance.

Simon Thompson, Matt Edwards, Natalie Gatis & Andrew Luckhurst-Smith

Delivering Value To Private Investors

Angas Prime conducts business as a mortgage financier. Its principal activities are to:-

- Raise funds from various sources but primarily direct from retail investors seeking regular return on capital or from wholesale institutional sources.
- Source and process applications for mortgage loan advances according to prudential guidelines.
- Administer loans including collection of interest and principal, management of mortgage security and instructing solicitors, valuers and agents as required.

It is the policy of Angas Prime to only lend to corporate entities and to partnerships or individuals conducting genuine business with an ABN. A typical loan is almost always for more than $0.5 million. Angas Prime loans are strictly for business purposes and Angas Prime borrowers warrant that such is the case. Borrowers are typically commercial operators with many years experience dealing with commercial lenders and are well used to driving a commercial outcome.

Angas Prime is a first registered mortgage lender (no second mortgages). Typically, Angas Prime lends to borrowers for a term of one year with interest pre-paid for the term of the loan. This feature is essential to enable borrowers time to bring their real estate product to the market. Loans will only be extended if the value of the security warrants such an extension and other conditions set by Angas Prime have been met.

Angas Prime strongly supports a regulated financial system. It is true that regulation involves cost, can restrict flexibility in many instances and can discourage innovation. But a licence to operate a financial services business is very valuable. Angas Prime could not operate as a commercial lender were it not for the rule of law.

Regulation provides a barrier to entry which benefits existing participants who have met the establishment and ongoing costs of compliance. The regulatory barriers to commencing a financial services business in 2025 are vastly greater than applied when Angas Securities was first established twenty five years ago.

A competitive financial system will deliver benefits for the broader community. Competition will deliver greater opportunities for both investors in financial products and consumers of the funds invested such as borrowers.

Since its establishment on 29 March 2000, Angas Securities has specialised in raising funds from the public for investment in first registered mortgages over real property.

There remains strong demand for the funding of commercial property loans within the qualitative lending parameters that Angas Prime requires. Borrowers who take out loans from Angas Prime are often those who do not deal with traditional lenders such as banks or who may not meet the lending criteria of such lenders. Business proprietors, self-employed borrowers or investors in property that does not generate income are amongst the class of typical Angas Prime borrowers.

As an asset based lender, Angas Prime places primary reliance on the first mortgage security that is held. Angas Prime can and does sell that security to obtain recovery of loan advances if a borrower defaults. This is done by Angas Prime acting as mortgagee exercising power of sale.

Angas Securities holds AFSL number 232479 issued by ASIC to act as the responsible entity of Angas Prime. As an AFSL holder, Angas Securities must meet all legislative requirements including those as to capital and reporting.

Angas Prime selects a range of loans in which to invest and sets the loan to value ratio for each security. The Angas Securities Board of Directors determines the tolerance for risk of Angas Prime after having regard to the strategic objectives of the Fund and other factors including investor expectations.

Angas Prime is responsible for ensuring material risks have been identified and appropriate and adequate control monitoring mechanisms and reporting are in place. Angas Prime's management is required to analyse the business risk in the context of Board expectations, specific business objectives and risk tolerance.

Angas Securities offers investors financial products managed by a Board with complementary skills, an appropriate management structure composed of

experienced personnel, support being provided to management by way of additional resources from external consultants to enable a strict focus on the core business of Angas Prime, minimisation of financial risk though an audited statement of financial position and appropriate operating controls and a sound understanding of the legal and compliance environment in which Angas Prime operates.

Please feel free to contact the investor relations staff at Angas Securities on 1800 010 800 or by visiting the Angas Securities offices in Adelaide, Launceston and Perth. You may request an Angas Prime Product Disclosure Statement free of charge. There is no obligation to invest.

Ariana Woods, Company Secretary

Retirement Of Angelo Ciano, Senior Lending Manager

Angelo Ciano was until recently one of several Angas Prime staff who have served the company for about twenty years.

Angelo Ciano

After a long career with ANZ bank, Angelo joined the Company in 2006 to work in the lending department. Angelo's role in loan administration has covered the full lifespan of the loan process including the preparation of loans for settlement, ongoing loan management and the final discharge of the loan.

Much of Angelo's time was occupied in dealing with external parties such as solicitors, valuers and other service providers as well as monitoring payment of insurance, council rates and land tax.

In a job that requires a steady pair of hands, Angelo's reliability and attention to detail has been second to none. Angas Prime investors have had the benefit from the competence and experience of a committed lending team including people like Angelo Ciano.

His colleagues gave Angelo and warm and heartfelt send off when Angelo retired on 4 April 2025 in his twentieth year of service. But not before he had provided rigorous training to his successor.

Here's to wishing Angelo a long and well earned retirement.

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REGULATORY ADVICE
APPLICABLE TO ALL INVESTMENTS OF THIS NATURE:

The investment offer is contained in the current Product Disclosure Statement (PDS) which should be read carefully before investing. The Target Market Determination is available under the "For You" section on angasprime.com.au. 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.

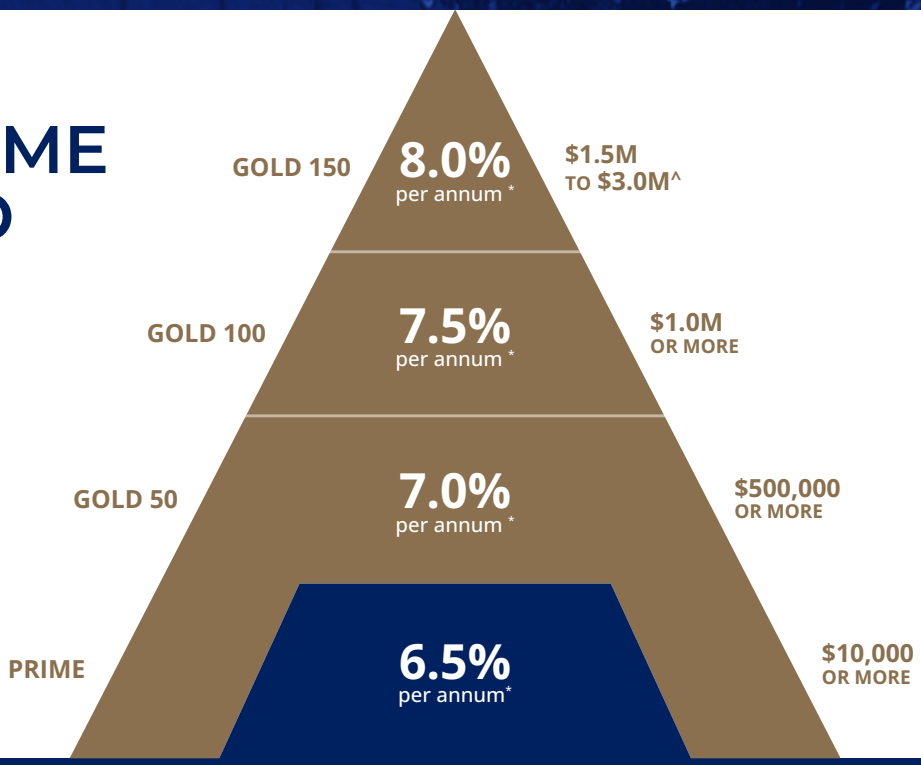
* Based on a Target Rate of 6.5% p.a. The Target Rate for your investment is not fixed and may fluctuate up or down during the term of your investment.

** There may be certain limitations on your ability to withdraw from the Fund at the end of the term and withdrawal requests may take up to 12 months to process.

^ Other terms and conditions apply.

EARN AN INCOME RATE OF UP TO 8.0% p.a.*

Contact us to find out if you qualify for ANGAS GOLD



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