

**ANGAS PRIME SUPPLEMENTARY PRODUCT DISCLOSURE  
STATEMENT ISSUED BY ANGAS SECURITIES LIMITED ACN 091 942 728 AFSL No 232 479**

This Supplementary Product Disclosure Statement (**Statement**) replaces any previous Supplementary Product Disclosure Statement and must be read together with the Angas Prime Product Disclosure Statement dated 28 August 2023 (the **PDS**) and the other disclosure documents which are incorporated by reference.

The purpose of this Statement is to amend the details in the PDS.

**BENCHMARK 5: VALUATION POLICY**

Page 7 of the PDS under the heading "ASIC Benchmarks" within the table under "Benchmark 5: Valuation Policy", column headed "Statement", the sentence "This benchmark is met" is deleted and replaced with "This benchmark is not met".

Further, under the column heading "Explanation 'If Not, Why Not' or Reference" the following sentence is added to the third chevron: "Note: the Credit Committee has a discretion to waive the requirement for a valuation where the loan amount does not exceed \$500,000."

**ASIC DISCLOSURE PRINCIPLES**

Pages 8 and 9 of the PDS under the heading "Disclosure Principle 5 – Valuation Policy" the following sentence is added to the last paragraph: "Note: the Credit Committee has a discretion to waive the requirement for a valuation where the loan amount does not exceed \$500,000."

**MORTGAGE LOAN PORTFOLIO**

Page 13 of the PDS under the heading "Capacity" the following sentence is added after the first sentence: "See Benchmark 5 and the associated commentary on pages 8 and 9."

**RISK MANAGEMENT**

Page 15 under the heading "Investments in Angas Prime are not guaranteed" the following sentence is added after the first sentence: "See Benchmark 5 and the associated commentary on pages 8 and 9."

Page 15 under the heading "Mortgage Security Risk" the following sentence is added at the end of the paragraph: "Note: the Credit Committee has a discretion to waive the requirement for a valuation where the loan amount does not exceed \$500,000."

Page 16 under the heading "Valuation Risk" the first word "All" is deleted. Further, the following sentence is added as a last paragraph: "Note: the Credit Committee has a discretion to waive the requirement for a valuation where the loan amount does not exceed \$500,000."

Page 16 under the heading "Construction and Development Loan Risk" the following sentence is added after the sixth sentence: "Note: the Credit Committee has a discretion to waive the requirement for a valuation where the loan amount does not exceed \$500,000."

**Note: This change takes effect on 4 December 2025**

Issue date 4 December 2024