



INVESTOR NEWS

FEBRUARY 2012

RATES WILL FALL ON 1ST MARCH 2012

INVEST THIS MONTH TO LOCK IN CURRENT RATES FOR 1 OR 3 YEARS

Angas Securities currently offers retail interest rates of 8% for 1 year investments and 9% for 3 year investments. These rates have been in place since 1st January 2010. The Board of Angas Securities considers rates every month but has made no change for over two years. Last month's edition of Investor News advised that interest rates were under review and were likely to change. This has now been confirmed by the Board. Interest rates offered on new and maturing investments will hold until 29th February 2012 and will fall on 1st March 2012.

What does this change mean for current investors? Rates are fixed at the date of investment so there is no change on any existing investment. Debentures will continue to be paid or accrue interest at the fixed rate until maturity. At that time, the investor can either roll-over the investment at the new fixed rate offered by Angas Securities or can redeem the investment and have all funds repaid. Angas Securities offers a premium rate for existing investors who roll-over investments for 1 year. The premium rate is 0.25% above the retail rate on offer for 1 year investments.

What does this change mean for intending investors? The answer is quite simple. Investments made prior to 29th February 2012 will lock in a higher rate of fixed interest than investments made next month. So if you are considering an investment in fixed interest debentures do not delay. Contact Angas Securities on 1800 010 800 to order the current prospectus. There is no obligation. Consider the contents of the prospectus carefully to determine if an investment in debentures issued by Angas Securities is suitable for you.



LINLEY VOGEL, INVESTOR RELATIONS MANAGER

DEBENTURE RATE

9.0%

P.A.

FIXED FOR 3 YEAR INVESTMENTS MADE
BY 29TH FEBRUARY 2012

ANGAS SECURITIES LIMITED
ACN 091 942 728
AFS LIC NO 232 479

BUSINESS DEVELOPMENT GROWTH VIA SYDNEY COMPANY ACQUISITION

ANGAS SECURITIES IS PREDOMINANTLY A SHORT TERM LENDER WITH ALL LOANS SECURED OVER REAL PROPERTY BY FIRST MORTGAGES. ANGAS SECURITIES FUNDS THESE LOANS FROM ITS OWN CAPITAL (COMPRISING SHAREHOLDER FUNDS, RETAINED EARNINGS AND PREFERENCE CAPITAL) AND FROM FIXED INTEREST DEBENTURES ISSUED TO INVESTORS PURSUANT TO A FIRST RANKING CHARGE

There is a solid demand for funds by borrowers that is not being met in the current market. This is to the advantage of Angas Securities in selecting which loan applications to approve. Nevertheless, Angas Securities regularly has to turn away good lending business as demand exceeds capacity. Consequently, Angas Securities has been investigating and establishing alternative funding sources for its first mortgage lending business.

On 18th January 2012, Angas Securities acquired all of the issued share capital in Advance Investment Finance No 2 Pty Ltd ("AIF"). Established in 1988, AIF is a Sydney based property financier with a mortgage portfolio of loans which broadly matches the business of Angas Securities. The key difference is that the AIF portfolio is funded externally by a bank rather than by retail investors. Following due diligence, Angas Securities acquired AIF with a funded book of \$12million. This is quite small and represents only five per cent of the assets of Angas Securities. The acquisition is a strategic one. It strikes a balance between the conservative "steady as she goes" philosophy of Angas Securities whilst continuing to develop the company's core business. In particular it increases the lending exposure of Angas Securities to the recovering Sydney property market. AIF provides Angas Securities with market diversification as well as business diversification.

The Board of Angas Securities will continue to investigate and pursue suitable avenues to broaden its funding sources and lending capacity in order to strengthen its Balance Sheet consistent with its obligations under its Trust Deed.



DEBENTURE RATE

8.0% P.A.

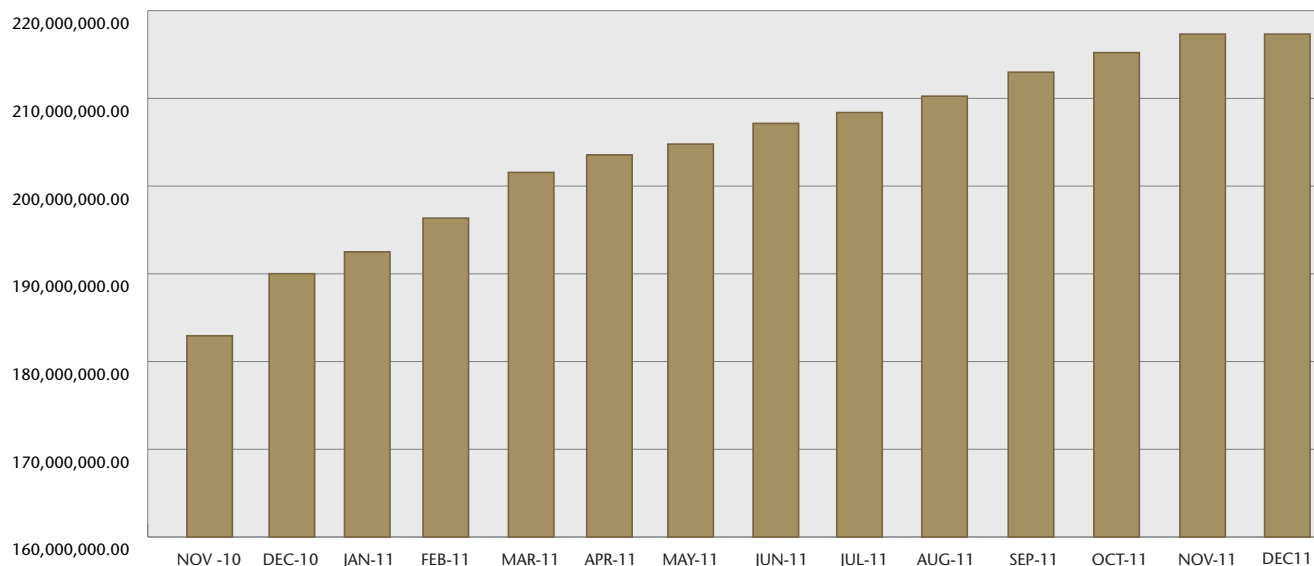
FIXED FOR 1 YEAR INVESTMENTS
MADE BY 29TH FEBRUARY 2012

INVESTOR MATURITY NOTIFICATION

THE PERIOD SINCE THE ONSET OF THE GFC HAS SEEN SIGNIFICANT AND SUSTAINED GROWTH IN BOTH THE NUMBER OF DEBENTURES HELD AND VALUE OF THE DEBENTURE FUND AT ANGAS SECURITIES.

This growth has been brought about as investors sought respite from the volatility of share markets by opting for the stability and reliability of fixed interest investments such as Angas Securities debentures. The face value of the investment is maintained over its fixed term of 1 or 3 years. The sum invested is redeemed on maturity in full unless the investor elects to roll-over and extend the investment term.

DEBENTURE FUND TOTAL



The growth in debenture investments has presented Angas with additional logistical challenges. Therefore, in the interests of administrative efficiency Angas Securities now requires investors to return their Investment Maturity Instructions by the 15th of the month in which their investment matures. Angas Securities will strive to ensure investors receive their maturity notices promptly allowing approximately 2 weeks to consider their circumstances and return the form in the reply paid envelope provided. This minor change will assist Angas to maintain the enviable track record of making every payment of principal and interest in full and on time.



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Robina Town Centre QLD 4230

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FIXED INTEREST DEBENTURE STOCK

YOU COULD BE EARNING **9.0%** P.A.

FIXED FOR 3 YEARS FOR INVESTMENTS MADE BY 29TH FEBRUARY 2012

INVESTOR SERVICE LINE 1800 010 800

Interest paid Monthly or Reinvested

Listed on the National Stock Exchange of Australia

Investments only by the application form contained in our Prospectus.

This is not a bank deposit.

IMPORTANT NOTICE

This newsletter does not contain investment advice. You should carefully consider the content of our Prospectus 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.



VISIT ANGAS SECURITIES ON THE WEB

Financial Statements for Full Year FY11 are posted at

www.angassecurities.com