



INVESTOR NEWS

JANUARY 2013

RATES WILL FALL ON 1ST FEBRUARY 2013

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

At its meeting held on 4th December 2012, the Reserve Bank Board lowered the cash rate to 3.0%. This decision was based on weaker prevailing economic conditions and is the lowest setting ever. In August 2005, the Reserve Bank rate was 5.5% and the Angas Securities rate was 7.5% (which is the same rate paid today). Whilst Angas Securities operates independently of the Reserve Bank cash rate, it does not operate independently of the economic environment.

Angas Securities currently offers retail interest rates of 7.5% for one year investments and 8% for three year investments. The Board of Angas Securities considers rates every month. Recent editions of Investor News advised that interest rates offered in new and maturing investments will hold until 31 January 2013 and will fall on 1st February 2013. This will be only the second rate reduction made by Angas Securities in three years.

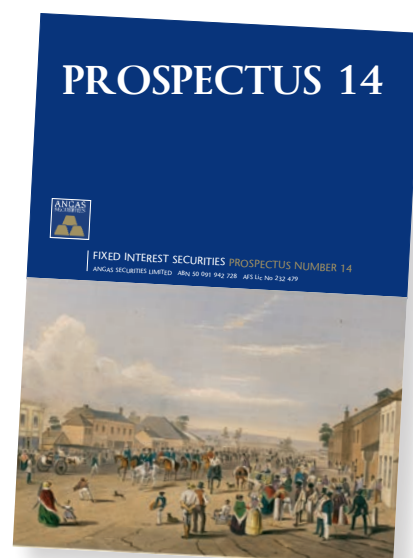
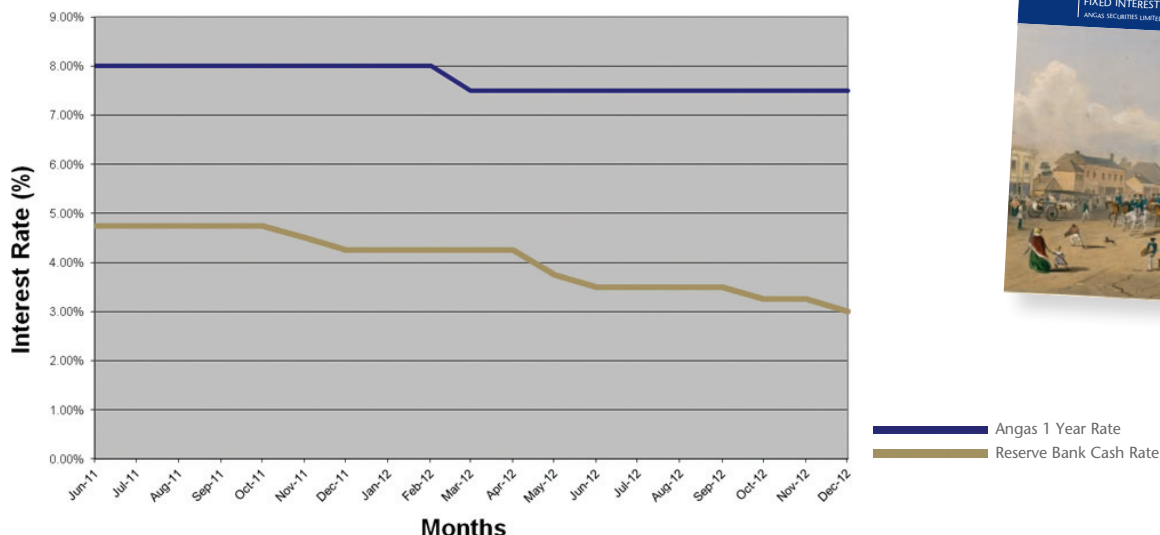
What does this change mean for current investors? Rates are fixed at the date of investment so there is no change on any existing investment. Debentures will continue to be paid or accrue interest at the fixed rate until maturity. At that time, the investor can either roll-over the investment at the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

What does this change mean for intending investors? The answer is quite simple. Investments made prior to 31st January 2013 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.



John Smedley, Chris Venus, Angelo Ciano and Paul McCarthy.

ASL 1 YEAR INTEREST RATE V RBA INTEREST RATE



TENANT READY GROUP

A boutique property developer
with a specialist market focus.



Tenant Ready Group ("TRG") acquires and develops property which is carefully tailored for delivery to the investment market. TRG is owned and operated by Chris Back and Jason Behrndt. Chris is a graduate in Economics and Accountancy whose career in corporate and property finance has extended over 25 years. He is currently undertaking a Masters of Business specialising in property. Jason's background is in sales and property development. Prior to founding TRG, Jason had been State Manager of Vodafone Australia, accumulated eighteen investment properties and owned his own retail business. This blend of skills and experience by Chris and Jason has been ideal for TRG with its focus on site selection, acquisition, conceptualisation and marketing. However, even the best developers require finance and that is where Angas Securities comes in. Angas Securities can fund land acquisitions by taking first mortgage security. Whilst the interest rates may be higher, the loans are for short terms which suits the TRG business model.

Angas Securities is not the only source of project finance for TRG which has undertaken a number of developments by implementing its business model. Seven loans advanced by Angas Securities to TRG have been conducted within agreed terms and duly repaid. Loan terms are commercially sensitive but no single loan has exceeded \$1million. The loans have all been secured over sites in the Adelaide metropolitan area at St Clair, Woodville, Brompton, Mawson Lakes and Bowden. An eighth loan was drawn down in December 2012. Angas Securities has a first mortgage funding product which is ideally suited to the TRG model. The seven loans funded to date have ranged from 4 or 5 titles per loan up to the largest with 11 blocks. Significantly, Angas Securities is only involved in the acquisition of the blocks and not in the construction. The TRG package for investors includes a land contract which the investor must fund from his or her own resources.

TRG's track record shows the appeal of its model. Land settlement occurs first. Its lender such Angas Securities attends settlement with a discharge of its mortgage when it receives loan repayment proceeds. Once Angas Securities has been paid, the title is free and unencumbered. The investor's bank then lodges its mortgage and makes progress payments to TRG's builder under the fixed price contract. Upon completion, the property is handed over to the investor. This model delivers significant stamp duty savings as the investor buys land unimproved. The dwelling is brand new which maximises depreciation e.g. TRG provides its investors with a bank valuation and only sells its product at or below this price. TRG is a property development success story. Finance from Angas Securities is part of its continuing success.





STAMATINA ZACHOS
Risk Management Officer

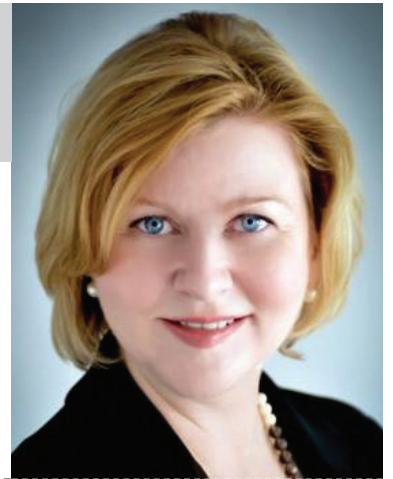
COMPLIANCE

Stamatina is a qualified solicitor who has worked in a compliance role with other financial institutions including Savings & Loans Credit Union and Life Plan Funds Management. Her background has included assessment and management of legislative changes, advice to loan management, legal assistance on product development, staff training and management of complex legal issues. At Angas Securities, Stamatina's particular role is to assist the National Compliance Officer with the hindsight review of loan files. This task ensures that all pre-settlement conditions were met and informs ARMCO generally in relation to legal and compliance issues pertaining to the lending operations.

INVESTOR RELATIONS

CLAIRE JONES
Investor Relations Manager

Claire is the newest member of the Investor Relations team having joined when Angas Securities opened an office in Sydney last year. Claire responds to new investment queries as well as dealing with current holders of fixed interest investments. In addition, Claire has oversight of the general operations of the Sydney office. This is an exciting time for Angas Securities. There is a solid and growing number of Angas Securities investors resident in Sydney. Claire is new to our ranks but she has had considerable debenture company experience to equip her for her role at Angas Securities.



PETER READETT
Portfolio Manager

PORTFOLIO

Peter is another new member of the Angas Securities team with prior debenture company experience. He has previously managed a portfolio of private mortgages as well as working in a bank as a loan assessment officer then as a business analyst. Peter is very adept in the IT field having developed and implemented a new computer system in a previous mortgage management role as well as maintaining investor and borrower databases. Those skills have been applied at Angas Securities. Peter provides business and administrative support for existing operations as well as analyst and modelling support for strategic projects. He works in the team which oversees IT and develops, tests and implements software upgrades. Also, he has a hands on role managing a portfolio of investors and borrowers for the Angas Contributory Mortgage Fund.

ACCOUNTS

LEANNE LE-CORNU CPA
Accountant

Leanne provides accounting support to the Finance Manager. She holds a Bachelor of Commerce and an Advanced Diploma of Accounting. She is a Certified Practising Accountant who had many years of professional experience in-house prior to joining Angas Securities. The Accounting team at Angas Securities prepare Financial Statements internally which are subject to audit by Deloitte Touche Tohmatsu. Leanne's regular duties include bank reconciliations, processing loan settlements, monthly reporting for APRA & AFS Licence, general ledger accounts and preparation of annual budget. As part of the Accounts team, Leanne provides back up support for the Finance Manager as well as for her Assistant Accountant in order to achieve manageable work flow.



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Subiaco WA 6904

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PO Box 5116
Robina Town Centre QLD 4230

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Fax (07) 5593 2422

FIXED INTEREST SECURITIES

8.0%

P.A. FIXED FOR 3 YEARS

FOR INVESTMENTS MADE
BY 31 JANUARY 2013

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. Investment in these fixed interest securities carry the risk of losing some or all of your principal.



VISIT ANGAS SECURITIES ON THE WEB

Financial Statements for the Full Year to 30 June 2012 are posted at

www.angassecurities.com

ANGAS SECURITIES LIMITED

ACN 091 942 728

AFS LIC NO 232 479