



INVESTOR NEWS

CONSISTENT HIGH PERFORMANCE BY ANGAS SECURITIES

“Our customers are our business, it is as simple as that.”

So says Matthew Hower, Managing Director to explain the key driver behind the unbroken record of Angas Securities in delivering reliable returns to investors. Committed focus on investors is the basis of the Angas Securities success story. Access and communication is paramount. The investor/issuer relationship is one on one. Angas Securities does not deal through intermediaries such as financial planners nor does Angas Securities out-source to a call centre. The Investor Relations staff are available to deal with investors and answer queries in person at offices located coast to coast. Investors can speak to staff by telephone or visit Angas Securities for face to face meetings. Earning the trust and support of investors is not a “flash in the pan” exercise. It takes time and effort. Angas Securities is serious about building strong relationships with customers. Endorsement by word of mouth from satisfied customers is always the best form of advertising.

“The Fixed Interest Specialist” is a tag that Angas Securities adopted many years ago. It reflects the importance of understanding the needs of investors for reliable fixed income paid at a healthy rate. Angas Securities can generate these returns by investing funds primarily in commercial property loans (always secured by a first mortgage) as well as some chattel lending and direct property investment. Angas Securities has established a spread of related business operations over the years but first mortgage lending has provided the highest consistent returns. With that in mind, a new Product Disclosure Statement for Angas Prime Income Fund will be launched soon. It is a pooled mortgage fund which is to be invested solely in first mortgage loans and cash in order to generate optimum returns for retail customers. Please contact any office of Angas Securities to request the Product Disclosure Statement for Angas Prime Income Fund. It is free and there is no obligation.

In maintaining a focus concentrated on investor needs and consistent returns (as well as redemptions whenever requested), Angas Securities exercises sound financial management, employs talented local staff, maintains good market intelligence and monitors the performance of other finance industry players. Regulatory compliance is essential for a business like Angas Securities which handles other people’s money. Angas Securities has access to appropriate external assistance in support areas like audit, IT, accounting and legal. Finally, Angas Securities is successful because it is competitive. It is the spirit of competition within the Australian financial system and the availability of choice which ultimately provides benefits to the investing public through superior returns.



Pictured: Simon Dobie, Kate Dermody, Jeff Hill & Laura Caine.

7.5% INVESTMENT RATE
P.A. FIXED FOR 3 YEARS

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

CENTRAL COAST MARINERS FC

The privately owned Central Coast Mariners FC was established in 2004. It was one of the eight inaugural clubs of the Hyundai A League, formed as successor to the National Soccer League. The Central Coast of New South Wales is the coastal region between Sydney and Newcastle. The major centres of the Central Coast are Gosford (where Mariners FC plays its home matches) and Wyong (where Mariners FC trains and is seeking to establish a Centre of Excellence). The Club's record in the A League has been impressive, winning its first Championship in 2008 and again this year. The Club's owners undertook a financial re-structure this year. Existing shareholder Mike Charlesworth moved to majority ownership following a substantial cash injection. Club Chairman Peter Turnbull told Fairfax Media in March *"I think it is a good day for the club. It has secured the future. Mike's investment will be very substantial and has certainly put the Club in good hands. It is pleasing that the investment has come from one of our current investors. Mike appreciated and understands the vision of the Club"*. Charlesworth recently relocated to Australia from the UK where he had made his wealth in the telecommunications industry.

Angas Securities provided funding for the Wyong property acquired by Mariners FC Developments Pty Ltd which is to be developed as the Centre of Excellence. Substantial improvements have been constructed on site. The Angas Securities loan is secured by registered first mortgage. Funding for the improvements has been sourced externally and has not come from Angas Securities. The value of the mortgage security held by Angas Securities is being progressively enhanced. The development envisages a sports precinct that exists to benefit a professional sporting franchise and the community it represents.

The entire site will become a Central Coast sporting and associated business hub. The concept of a Centre of Excellence is not pioneering. Sporting teams in Australia have used specific Centres of Excellence for some time. Examples include Gold Coast Titans – Robina, Gold Coast, Australian Institute of Sport/Cricket Australia Centre of Excellence – Brisbane, Collingwood Westpac Centre – Melbourne, Adelaide Crows Westpac Centre – Adelaide, Essendon Football Club & Australian Paralympics Committee – Windy Hill, Melbourne, AAMI Park Sports and Administration Complex – Melbourne Victory, Melbourne Heart, Melbourne Rebels and Melbourne Storm.

The subject site of 5.5 hectares is a major landholding in the area. It is a strategically positioned site opposite an established business park within close proximity to major roads and rail infrastructure and retail amenities including Westfield Tuggerah. Angas Securities obtained a licensed valuation report dated 14th September 2012. Using its assessment, the present Loan to Valuation Ratio is little more than fifty percent (50%). However, since the date of that report, work on the aquatic centre has commenced at a cost in excess of \$3million. The prime security will be improved by the erection of an indoor centre incorporating a swimming pool (25 metres), hydrotherapy pool (12.5metres), four ice baths, plant room, male and female changing rooms, store room and staff amenities comprising office, toilet and first aid room. Completion is scheduled for August 2013.



The entire site will become a Central Coast
sporting and associated business hub.



INVESTMENT RATE
P.A. FIXED FOR 1 YEAR

7.0%



THE CONCEPT ON COMPLETION PROVIDES THE FOLLOWING FUNCTIONING COMPONENTS:-

- Sports field to be used predominantly for training (Completed)
- Amenities for coaches and players (Completed)
- Futsal fields for Five a Side Soccer (Completed)
- Associated cafe to be used for community competitions and corporate events (Completed)
- Indoor swimming pool and gymnasium for community players (Under construction)
- Grandstand adjacent to sports field
- Medical and sports medicine precinct within a commercial office building
- Operating hotel which will be used by travelling teams and supporters, overseas teams training camps and national training camps
- Commercial office building with associated/supporting businesses
- Existing licensed club facility to be upgraded



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FIXED INTEREST SECURITIES

7.5%

P.A. FIXED FOR 3 YEARS

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 and Half Year to 31 December 2012 are posted at
www.angassecurities.com

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