

ANGAS ASSET MANAGEMENT FUND

30 September 2020

Liability to Trustee of \$3,358,472.96 has been paid in full

Investment (Borrower)	Status
Owston Nominees No. 2 Pty Ltd Western Precinct, Mulgoa NSW	Contracts issued: Lot 1 \$1.8M. Lot 2 \$1.925M. Titles expected to issue 31.03.21.
Owston Nominees No. 2 Pty Ltd Bio Credits NSW	\$70k sale to OEH. Yet to settle. \$930k on market sale. Yet to settle.
York Land Holdings Pty Ltd En globo land York WA	Sold.
Project Developments Pty Ltd Development site Dayton WA	Sold \$3.6M plus GST. Settlement due 06.10.20. Unlikely to proceed. City of Swan caveat.
434 Safety Bay Road Development site Rockingham WA	Sale \$5.0m with \$2.5M cash & \$2.5M loan back to purchaser. Settle April 2021. Loan to be repaid from five (5) lot subdivision.
Como Residential Pty Ltd Development site Wellard WA	Application to remove odour buffer. New testing underway. Directions hearing 11.12.20.
Augusta Developments Pty Ltd Development site Port Augusta SA	Auction 29 October 2020.
VFE Investments Pty Ltd Development site Kunnunurra WA	Sales of \$3.2M. Progressive settlements. Objection lodged to land tax & rates of \$1.6M.
Garden Estates Hackham Senior Living Estate SA	4 units remaining. All under contract.
Garden Estates Christies Senior Living Estate SA	4 units remaining. 1 under contract.
Greenbase Pty Ltd Senior Living Estate, Mundaring WA	Sold.
Land Matters Guarantor (Lever)	Paid in full.
Red Boxer Goolwa SA Residence	Loan being progressively reduced.
434 Safety Bay Guarantor Guarantor Claim	Legal proceedings continuing
Mannum Green Shopping Centre SA	Conditional sale subject to due diligence.
Coral Cove Development Site QLD	Sold for \$300k. Settlement due 02.11.20.
Quinnco Insurance Claim	Funds recovered.
Advance Investment Finance	Paid in full.

