



ANGAS SECURITIES LIMITED ABN 50 091 942 728
AUSTRALIAN FINANCIAL SERVICES LICENCE NO. 232 479

22 January 2019

SALE OF FURTHER PORTION OF FERNHILL ESTATE - REGISTRATION OF ADDITIONAL BIO CREDITS

On 29 June 2012, Angas Securities advanced debenture funds to acquire the first mortgage over Fernhill Estate from a Melbourne based financier. The security comprised four (4) precincts:-

- Central Precinct being the site of the historic homestead on 384 hectares which was sold last year (see below). It had included standalone land parcels known as Henry Cox Drive and Woodend respectively. The Company sold these two holdings as mortgagee prior to last year;
- Eastern Precinct being a large site with residential development potential adjacent to the Mulgoa Village. It remains intact but 13.14 hectares, being more than 50% of the 25.81 hectare site, was set aside by Angas Securities for bio banking in 2014 and cannot be developed;
- Western Precinct which adjoins the Blue Mountains National Park. It formerly comprised Lot 1 and Lot 31. The former site of 110 hectares is in the process of being subdivided in accordance with Development Approval granted last year to Angas Securities by the Penrith City Council. The latter was sold by the Company as mortgagee in 2017; and
- Mayfair Precinct comprised five residential land parcels on Mayfair Drive. All were sold in 2017.

Several years ago, Angas Securities freed up debenture capital by re-financing portion of the acquired loan into a first mortgage facility over Fernhill Central only utilising funds from a syndicate managed by Angas Contributory Mortgage Fund (ACMF). This further cash enabled the Company to successfully execute the "Re-Awakening of Fernhill" program to revitalize and restore Fernhill Central, undertake bio banking across several precincts and pursue development approval processes which are still ongoing.

Angas Securities has realised over \$9.0M from the sale of Henry Cox Drive, Woodend and Mayfair Precinct land parcels together with a further \$22M having been realised from bio banking sales in line with prior advice to the market.

The NSW Government, through its Office of Strategic Lands (OSL), acquired the remainder of Fernhill Central precinct from the ACMF syndicate in the middle of last year. OSL paid a purchase price of \$27.25M which discharged the ACMF loan with the balance distributed to debenture investors. Late last year, OSL paid a further \$5.3M to purchase Eastern Precinct. The sale of each of Fernhill Central and Eastern Precinct to OSL was negotiated by Ken Jacobs of Christies International Real Estate.

Angas Securities has finalised the creation of new bio credits over Western Precinct. On 8 January 2019, Biobanking Agreements 411 and 412 were duly registered on the respective titles by NSW Land Registry Services. These new bio credits have now been issued to the public register. They have a market value estimated to be in excess of \$13.0M.

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