



Capability Statement

About Primary

Primary:

- was established in 1999
- holds AFSL No. 224107;
- operates schemes around Australia;
- has issued capital in excess of \$1m;
- is currently licensed as responsible entity for eleven registered managed investment schemes and ten unregistered schemes;
- oversees major schemes in property development, property, financial assets and forestry;
- oversees assets in excess of \$150m.

Guiding Principles

We strive to excel in the provision of reasonably priced responsible entity (RE) services which will result in successful managed investment schemes from inception to completion.

Primary's focus is to look after the interests of investors using the qualities, capabilities and experience of our team. Our executive directors, professional and administrative employees plus lawyers, accountants, analysts, property professionals, and scheme specific consultants have years of practical and professional experience which ensures the optimum outcome for investors.

What We Do

Under the AFSL granted by ASIC, Primary currently has responsible managers possessing the extensive knowledge and additional skills required to enable to manage a range of asset classes including:

- Property and Property Development
- Mortgages
- Securities
- Deposit Products
- Derivatives
- Forestry
- Film
- Art

New Managed Investment Schemes

Primary offers a turnkey service to persons contemplating new MIS.

Design

- Sector Analysis
- Feasibility Assessment
- Due Diligence
- Risk Analysis

Implementation

- ASIC Licensing
- Constitution
- Trust Deeds
- Compliance Plan
- Management Plans
- Scheme Agreements
- Offer Documents
- Personnel Appointments
- ASIC Scheme Registration
- Forming Investor Committee

Operation

- Act as Responsible Entity or Trustee
- Compliance Committee
- Application Monies
- Custodian Duties
- Monitor External Service Providers
- Registry Services
- Accounting Services
- Ongoing Investor Relations

Replacing an incumbent Responsible Entity (RE)

If your current RE is insolvent or otherwise not representing investors appropriately, then Primary can assist investor groups who require an RE of integrity to replace an incumbent RE.

Over the last fifteen years Primary and related companies have been appointed as the replacement RE of 20 schemes where the previous RE had been placed in external control or the scheme was impaired.

Litigation Management and Support

Primary has extensive experience in evaluating the grounds for litigation, and the commercial rationale for proceeding with any litigation. Primary can manage claims by schemes against third parties for breaches of the Corporations Act or inappropriate management.

Other Services

Primary is authorised to:

- act as a corporate trustee for unregistered trusts and MIS;
- advise and deal in securities;
- act as the issuer of securities under an intermediary authorisation agreement;
- operate incidental custodial services and custodial services for Tier \$500,000 class assets and incidental assets;
- operate low volume financial markets in relation to certain schemes for which Primary is the RE.

Primary also offers itself as a trustee for debenture and note issues, which require individual authorisation.

Directors



Toni Smith
Chair

Toni Smith is manager of the Willmott Forests 1995-1999 Project. She has worked in the agricultural sector for over 20 years, having led several productive agricultural projects including forestry, broadacre cropping and livestock production.

Toni has extensive skills across rural land acquisition and financial management as well as practical farm and plantation management capabilities which ensure the performance of operations. Toni is passionate about regenerative agriculture, low-cost production, and food security solutions.

Toni has formal qualifications in accounting and safety and environmental management and sits on several other company boards related to agriculture. Toni and her husband also have their own property in Northern NSW, where they breed Angus cattle and Dorper sheep.



Robert Garton Smith
LLB, B Com,
GDipFinPlanning (Sec Inst),
F Fin, Managing Director

Robert Garton Smith is the Managing Director and owner of Primary and has been its managing director in relation to managed investments since inception. He has degrees in law, commerce and financial planning and is a legal practitioner as well as being a Fellow of the Financial Services Institute of Australia and the Association of Financial Advisers. He is a member of the Law Society of Western Australia and the Australian Compliance Institute. Robert has worked in the area of managed investments since preparing Australia's first feature film prospectus in 1981.

He has prepared and overseen dozens of managed investment schemes relating to film, forestry, viticulture, horticulture, manufacturing, mortgages, equities, and real estate, and also prepared share, debenture stock and unsecured notes issues. Robert has practiced law since 1970 and is admitted as a practitioner in Australia, England, and Wales. He remains the principal of the corporate and commercial law practice Garton Smith & Co. Robert is also a registered tax (financial) adviser.



Natasha Olsen
LLB, Director

Natasha Olsen has a Bachelor of Laws Degree from Notre Dame University and was admitted to practice law by the Supreme Court of Western Australia in November 2015. Natasha is a member of The Law Society of Western Australia.

With the exception of two years in London, Natasha has been employed by Primary since its formation and has considerable experience of all aspects of the business. Natasha is in charge of operations.

Current Schemes

Registered Schemes

Earnr Yield

A loan fund

Greyhounds Syndicates Trust

A fund to facilitate greyhound syndications

Henley Brook Syndicate

A substantial subdivision project in Perth

Managed Investment Account Service

An accounts based financial assets scheme

Maxiron Monthly Income Trust

A loan fund

Primary Investment Board

A facility for any entity, company or trust to offer equity to retail investors in a cost effective way

Class B – Anadara Battery Transition Fund

Class E – Equity Story Growth Fund

Class GA – Australian Investment Bond Series 1

Class H – AC Caboolture Trust

Class I – PMAC Trust

Class J – Black Pearl Master Fund

Class N – Ready Set Short Term Rental Fund

Class S – Baker Partners Founders Fund

Class V – Frame Long Short Australian Equity Fund

PortionVesta Platform Fund

A fund to securitise properties.

Southern River Syndicate

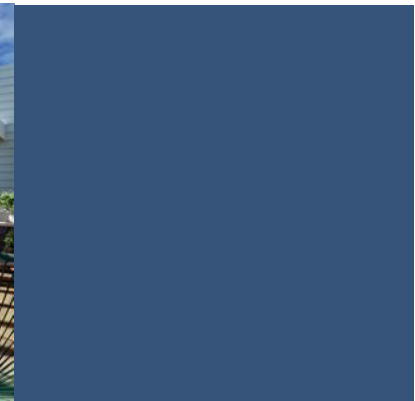
A substantial subdivision project in Perth

Walker Capital Fixed Income Fund

A fixed interest fund

Willmott Forests 1995-1999 Project

A pine scheme based in NSW



Unregistered schemes/trusts

AC Capital Trust

Acquired two commercial properties at Shepparton and Wantirna South in VIC.

Anadara ASX Special Opportunities Fund

A fund investing in companies that are listing

Anadara Battery Transition Fund

A battery metals fund

Elektra Fund Series 1

An investment fund that uses an algorithm to select stocks

Frame Long Short Australian Equity Fund

An Australian equity fund

Baker Partners Founder Fund

Benlee Stronghold Property Trust No.9

A unit trust that owns commercial office buildings in Sydney.

Benlee TPF Townsville Property Trust

A unit trust that owns a shopping center in Townsville, Queensland

Bigstone Loan Fund

A lending marketplace for wholesale investors

Frame Futures Fund

A unit trust which aims to deliver strong capital growth over the long term.

Grow Alpha Fund

A fund which invests in exchange traded US securities in the form of derivatives and equities.

PMA Direct

A contributory mortgage fund

PMAC Trust

A fund which arranges private loans

Ready Set Short Term Rental Fund

A fund that owns and leases premises for short term rental purposes

Contact Details

Primary Securities Ltd

ABN 96 089 812 635

AFSL 224107

T 618 9430 5262

E admin@primarysecurities.com.au

A PO Box 732 Fremantle WA 6959

www.primarysecurities.com.au

Head Office

Western Australia

3 Shuffrey Street
Fremantle WA 6160

Serviced-Office

Victoria

Level 2, Bank House
11-19 Bank Place
Melbourne VIC 3000

