

Agricultural Land Trust

21 January 2020

The Manager
ASX Market Announcements
ASX Limited

Agricultural Land Trust (ASX: AGJ)

One Managed Investment Funds Limited (**OMIFL**) as responsible entity of the Agricultural Land Trust (ASX: AGJ) (**ALT** or **Fund**) provides the following update.

Loans and Debentures

The table below summarises the current maturity dates of the series 3, 4, 6, 7 and 9 debentures issued by ALT:

Series	Drawn amount (\$)	Maturity
3	5,500,000	23 May 2020
4	10,000,000	13 Aug 2020
6	2,000,000	13 Dec 2019
7	92,450,000	24 Jan 2020
9	13,200,000	27 Aug 2021
Total	123,150,000	

ALT used the proceeds from the issue of the debentures to extend loans to iProsperity Underwriting Pty Limited (**IPG**). OMIFL is concerned that, as IPG is in default in respect of a number of interest payments due under the loans, IPG may be unable to pay in full the principal outstanding under these loans. OMIFL has been in confidential discussions with IPG to extend the repayment date under the loans. At the same time, OMIFL has been having discussions with the holders of the series 3, 4, 6 and 7 debentures around extending the respective maturity dates for those debentures. While negotiations with IPG and the debenture holders were initially progressing in a positive direction, they have recently stalled.

OMIFL is presently exploring the options that it has available to it under the terms of the loan agreements with IPG to recover the loan principal owed to the Fund and the outstanding interest.



The debentures have been issued by special purpose entities within the ALT structure and it is intended that any liability under the debentures is limited to the amounts recovered by those entities from IPG. It is intended that ALT only be required to pay an amount of principal or interest on the debentures to the extent that it receives a corresponding payment on loans advanced to IPG. In terms of ALT, the commercial intention is that its loss arising from any default by IPG under the loans will be confined to the loss of the interest margin it was earning on these arrangements.

Recovering these amounts from IPG will enable ALT to meet its obligations to the debenture holders. OIG will continue to work with IPG to resolve these matters.

Other interest bearing liabilities

In addition to the debentures listed above, the Fund has the following interest bearing liabilities:

Description	Drawn amount (\$)	Maturity
Non-recourse debenture	1,000,000	7 April 2020
Non-recourse debenture	627,081	7 April 2020
Secured loan	10,000,000	28 February 2020
Total	11,627,081	

As at the date of this announcement interest on these facilities is up to date. OMIFL is working with the lenders of the above facilities to seek to extend their maturities by up to 12 months and will advise the market of the outcome of these negotiations.

OMIFL will continue to keep investors apprised of developments as they arise.

This announcement is authorised for issue by the appropriate committee of the board of One Managed Investment Funds Limited ABN 47 117 400 987 AFSL 297042, the responsible entity of the Fund.

For further information contact:

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