

GET SET FOR THE NEXT BOOM

BE INVOLVED IN THE AGRICULTURAL COMMODITIES BOOM WHICH IS BEING HAILED AS THE NEW INVESTMENT HOT SPOT. OFFERING ALL THE BENEFITS OF TAX EFFECTIVE MANAGED INVESTMENT SCHEMES, AS WELL AS LONG TERM FINANCIAL RETURNS, THE OPPORTUNITY TO INVEST IN THE MOORA CITRUS PROJECT IS CLOSING SOON.

HURRY, APPLICATIONS MUST CLOSE 15 JUNE 2008. IF FINANCE REQUIRED, DETAILS EARLIER.

FEATURES OF MOORA CITRUS PROJECT:

- ◊ PROSPECT OF LONG TERM ANNUAL RETURNS, OVER 19 YEAR PROJECT LIFE
- ◊ REVENUE FROM SALE OF CITRUS FRUIT FROM YEAR 3
- ◊ ATO APPROVAL FOR 100% DEDUCTIBILITY OF FEES*
- ◊ 4 STAR INVESTMENT RATING BY INDEPENDENT RESEARCH GROUP ADVISER EDGE
- ◊ ENDORSED BY INDEPENDENT RESEARCH GROUP VAN EYK
- ◊ SUFFICIENT UNDERGROUND WATER RESOURCE FOR IRRIGATION
- ◊ MINIMUM INVESTMENT OF 2 CITRUSLOTS FOR \$4,500 PER CITRUSLOT (INCL GST)
- ◊ FINANCE OPTIONS AVAILABLE

*INITIAL INVESTMENT 80% DEDUCTIBLE UPFRONT;
10% YEAR 1 AND 10% YEAR 2



MOORA CITRUS

TO GET INVOLVED CONTACT:

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THE ISSUER OF CITRUSLOTS IS PRIMARY SECURITIES LTD, HOLDER OF AUSTRALIAN FINANCIAL SERVICES LICENCE NO 224107. POTENTIAL INVESTORS SHOULD CONSIDER THE PRODUCT DISCLOSURE STATEMENT BEFORE DECIDING WHETHER OR NOT TO ACQUIRE CITRUSLOTS. PDS IS AVAILABLE VIA THE WEBSITE.

**** 4 STAR INVESTMENT RATING

The Moora Citrus Project is an innovative Managed Investment Scheme (MIS) that will grow and distribute high volume fresh citrus fruit to markets around Australia. Located in the town of Moora, just two hours from Perth, the project's initial focus will be the local West Australian market, where the current under supply of quality produce means the majority of fresh citrus is imported into the state.



Moora Citrus Directors Michael Brennan and Sue Middleton overlook the 28 megalitre dam pumping from an underground aquifer

Moora Citrus Executive Director Sue Middleton said: "The Moora Citrus Project allows investors to benefit from a long-term annuity stream, which compares favourably to other MIS's where the return is only realised at the end of the project's life.

"The other great thing about this project is investors will have an opportunity to get involved in the agricultural commodities boom – which is being tipped as being a long run affair rather than a boom then bust. Investors are also supporting a regionally based family business which aims to provide local employment and support local businesses. It's an excellent low risk investment for those wanting a regular source of income to complement or diversify their existing portfolio," said Ms Middleton.

Parochial WA consumers combined with general consumer demand for fresher, better quality produce means WA citrus vendors prefer to stock fruit sourced from local growers if product performance is comparable to that of interstate or overseas suppliers. Currently 60% of citrus sold in WA is sourced from interstate or overseas so the project's close proximity to Perth is a major advantage.

Another major benefit is the project's reliable water source. Situated on an aquifer, the orchard does not face the pressures experienced by many of its interstate counterparts such as those surrounding the Murray-Darling Basin.

Moora Citrus has also invested in state-of-the art water-saving technology known as autoagronome. This Israeli technology offers significant water saving and cost advantages compared to traditional irrigation methods.

The Moora Citrus Project is backed by a strong Board of experienced agribusiness managers and financial advisers.

VISIT WWW.MOORACITRUS.COM.AU