



ALMOND  
INVESTORS  
LIMITED

Project Summary

# 2011

## AIL Almond Orchard Project

A Unique Agribusiness Investment

An opportunity to own the Almond Orchard, become a Grower and participate  
in the expanding Australian Almond Industry

AIL Almond Grower Project – 2010: ARSN 142 150 954

AIL Almond Asset Trust – 2010: ARSN 142 151 086

Offered by Almond Investors Limited ACN: 102 342 870, AFSL No: 224 314

Date: 6 April 2011

PRODUCT RULING  
PR 2011/10

Almond Investors Limited (ABN: 13 102 342 870, AFSL 224314) ("AIL") is the Responsible Entity of the 2011 AIL Almond Orchard Project. This document contains general information associated with 2011 AIL Almond Orchard Project only. It does not take into consideration the investment objectives, financial situation or particular needs of any prospective Investor. Prospective Investors should read the Product Disclosure Statement ("PDS") and consult an independent financial advisor before deciding whether to invest in the Project. Copies of the PDS are available from AIL at Suite 7 Level 3, 470 Collins Street, Melbourne VIC 3000. The PDS can also be downloaded from [www.almondinvestors.com.au](http://www.almondinvestors.com.au). Any estimates in this document should not be taken as forecasts. Actual results may differ significantly from those estimated. AIL believes that the information in this document is accurate as at the date of production but is not responsible for any loss or damage which anyone may suffer from reliance on this document. The Project is a long term investment and will be subject to the risks generally associated with commercial almond production, processing and marketing. You should carefully consider the risks associated with the Project, outlined in the PDS, before making any investment decision. No person, or corporation associated with AIL makes any representation regarding the performance of the Project or warrants, guarantees or underwrites the performance of the Project.

## THE WORLD ALMOND INDUSTRY

### STRONG WORLD DEMAND

- Strong demand for almonds with world consumption growing.
- Increasing awareness of the positive health benefits continues to push demand to include almonds in a range of products.
- Strong recommendations from medical authorities to include almonds as a component of your regular diet.

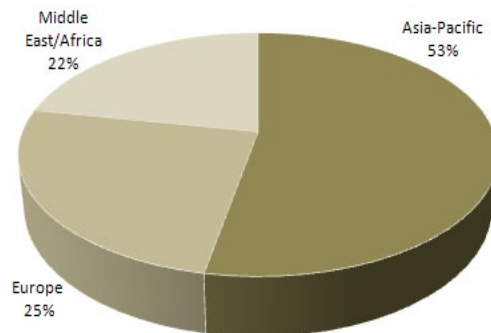


### WORLD ALMOND PRICE

- The price earned by Australian producers is largely governed by the world almond price and the AUD/USD exchange rate.
- Almondco Australia Ltd (our Processing and Marketing Agent) exports a significant proportion of its annual throughput to a wide range of countries.

This helps to build the reputation of Australian quality production and increase international demand so that as Australian production rises export markets are available.

Almond Exports by region 2009/10



Source: Almond Board Australia

### VERSATILE AND VALUED NUTRITION SOURCE

- Almonds are a valued food source in a large number of countries and cultures.
- Almonds are a core ingredient in a large number of foods and snacks that we all enjoy each day - breakfast cereals, snack bars, cakes, muffins, confectionery - and of course they taste good on their own.



The health benefits of almonds have been extensively documented by medical and nutritional bodies around the world.

## 2011 AIL ALMOND ORCHARD PROJECT

### INTRODUCING THE 2011 PROJECT

The 2011 AIL Almond Orchard Project is a unique combination of two different arrangements, the Grower Project and the Asset Trust. This is done so that Investors can benefit from ownership of the orchard assets by owning units in the Asset Trust and receive significant financial benefits that flow from OWNING not RENTING.

The Grower Project operates via leases held by the Grower over the orchard assets. This gives rise to the tax deductibility of fees and an income stream from the orchard for the 17 year term of the leases.

After this time, the almond trees still have a significant period of economic life. All the future production flows to the Asset Trust and is received by Investors via an annual distribution. Units in the Asset Trust can be owned by a different entity than the Grower - such as a superannuation fund which may enable an efficient tax position.

The assets held in the Asset Trust - WATER RIGHTS, LAND and TREES have real economic value and any sale of these assets (at the end of the Project) may give rise to a gain that will be distributed to the owners.



### WHERE IS THE ORCHARD

Geographical location



### WHY ALMONDS WITH AIL?

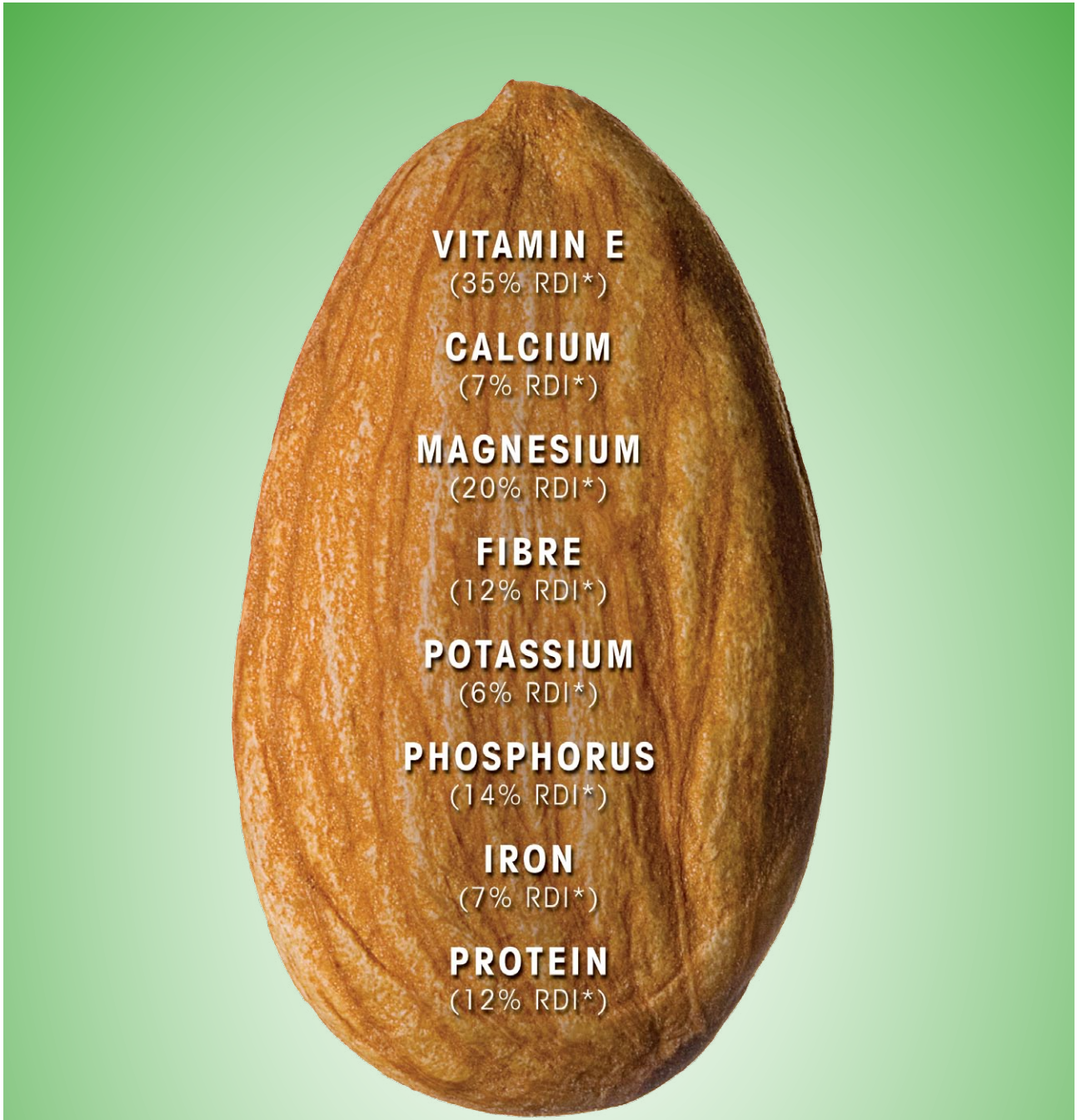
- Project management experience - AIL has successfully developed over 1,300 hectares of almond orchards.
- Product Ruling PR 2011/10 - provides confidence and certainty for Growers regarding tax deductibility.
- Asset Ownership - why rent the orchard when you can own it?
- Modern Water Management - the most up to date irrigation systems and the application of new research and technology help ensure commercial production even in drier conditions.



Graham Johns is your Orchard Manager - Graham is a Director of AIL and provides the orchard management services. Graham has over 30 years experience in almond growing and is recognised as one of the leading experts in the Australian industry.



# HEALTH AND WEIGHT BENEFITS OF ALMONDS



*There's a tasty way to get more vitamins and minerals.*

THE SERIOUSLY HEALTHY HANDFUL.  
[www.australionalmonds.com.au](http://www.australionalmonds.com.au)

*Has a delicious snack ever offered so much?*

THE SERIOUSLY HEALTHY HANDFUL.  
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*Half a day's worth in just one snack.*

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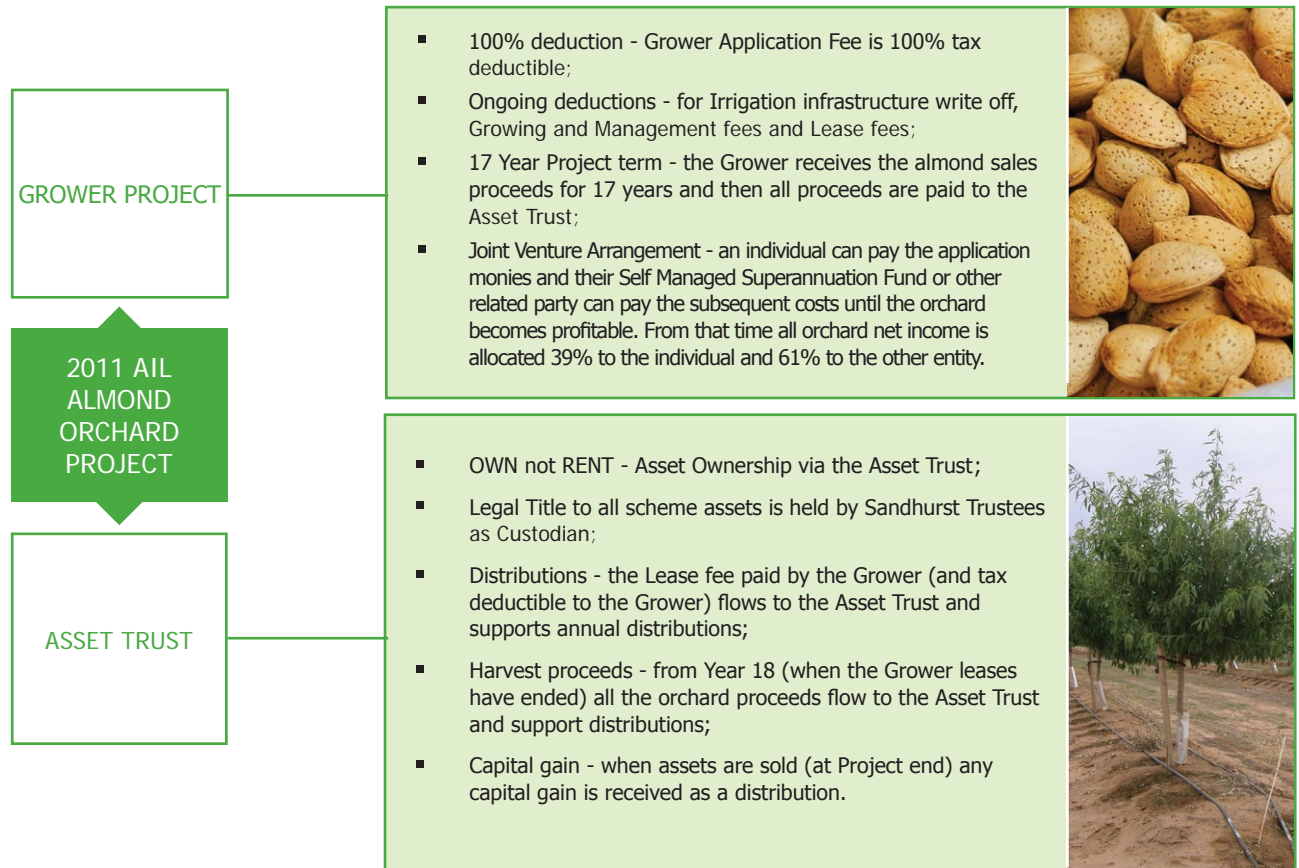
Images courtesy of Almond Board of Australia.

\* Recommended daily intake based on consumption of 30g of almonds.

## 2011 AIL ALMOND ORCHARD PROJECT

### PROJECT STRUCTURE

#### TWO INVESTMENTS IN ONE PROJECT



### WHAT YOU WILL RECEIVE



PLANTING



FIRST CROP



BLOSSOM



NUT SET



HARVESTING



MARKET READY



During Project Years 1-5 almond proceeds are less than orchard costs

APPLICATION YEAR

YEAR 3

YEAR 6

ANNUAL income from almond production  
Almond trees produce for over 30 years

### PLUS



ANNUAL distribution from Asset Trust Units from Project Year 1

## WHAT WILL I OWN PER ALLOTMENT/UNIT?

Leases	1
Land*	0.125 Hectares
Water Rights* #	1.56 Megalitres
Trees*	40
Irrigation Infrastructure Value	\$ 3,000
^ held via units in the Asset	
# not applicable to Temporary Water Allocations	

## FEES PAYABLE ON APPLICATION AND IN YEARS 1 AND 2

ON APPLICATION		
Grower Application Fee	\$5,600	Immediately deductible
Grower Irrigation Fee	\$2,000	Fully deductible over the next 2 years
Unit Subscription Price	\$2,000	Capital cost per Unit
YEARS 1 AND 2		
Grower	\$2,300 in Year 1 and \$2,400 in the following year	Both payments deductible in the year paid
In the following years the Grower position is based on Almond harvest proceeds less operating costs. Refer to PDS for full details of all costs.		

## WHAT TAX BENEFITS WILL I RECEIVE?

	TAX DEDUCTIONS	GST REFUND
On Application (2011)	\$5,091	\$691
Next Year (2012)	\$3,000	\$209
The Next Year (2013)	\$3,091	\$218

The fees and tax benefits may vary if an investor chooses to enter into a Joint Venture arrangement.

Please contact your Adviser or AIL for further information.

PR2011/10 is only a ruling on the application of taxation law and is in no way expressly or implied a guarantee or endorsement of the commercial viability of the Project, of the soundness or otherwise of the Project as an investment, or of the reasonableness or commerciality of any fees charged in connection with the Project. The Product Ruling is only binding on the Tax Commissioner if the Project is implemented in the specific manner provided in the Product Ruling.



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