

MEDIA RELEASE

*For immediate release
27 November 2008*

Trilogy Appoints AFM Investment Partners

Trilogy Funds Management has recently appointed AFM Investment Partners to source wholesale and institutional mandates for specific Trilogy direct property, mortgage portfolios and in 2009 infrastructure product offerings.

“Trilogy’s strategic plan has always been to include both retail and wholesale distribution strategies.” stated Rodger Bacon, Chairman of Trilogy Funds Management. “While our retail distribution has been successfully established for some time now, we believe that wholesale distribution requires specialised expertise. After reviewing numerous alternatives, we were impressed with the credentials of AFM Investment Partners”.

AFM Managing Director John Donovan stated that they were pleased to be associated with Trilogy and while the AFM business also distributes and resources international fund managers for Australian institutional investors, Donovan believes the opportunity to work with a local manager such as Trilogy substantially added to the AFM offering.

“What I like and respect about Trilogy is the track record of its directors and leadership group and its approach to innovation,” said Donovan.

“Trilogy intends to be an innovator in the market place, particularly with its approach to infrastructure funds in the future” he said.

“Regardless of the market conditions at the moment” stated Donovan, “we have seen an increase in the number of various institutions reviewing opportunities to invest in local bricks and mortar; transparent products with strong yields are still in demand.

“Trilogy has also recently stepped up its acquisition activity and we are currently reviewing several properties for a Property Opportunity REIT which is on the drawing board. The product will be flexible and structured to cater for both the retail and wholesale clients and as such it sits well in the product range offered by AFM” stated Rodger Bacon.

About AFM Investment Partners

AFM Investment Partners (AFM) is an independent financial services company that:

- Runs the AFM Davis Value Trust in Australia, and
- Is the Australian Representative for international managers across several asset classes, and
- Represents Australian Investment Managers in selected investor segments in Australia

AFM's business offers sales, marketing and distribution services as well as acting as trustees for Australian domiciled trusts of international and local Fund Managers.

The objective of these sales, marketing and distributions services is to secure investment monies from industry funds, public sector funds, superannuation funds, banking and insurance funds and other investors.

About Trilogy Funds Management

Trilogy Funds Management provides specialist property related investment products to the retail and wholesale investment market.

Trilogy holds an Australian Financial Services Licence and is the Responsible Entity for a number of managed investment trusts regulated by the Corporations Act.

The underlying philosophy of all Trilogy products is the belief that property related investments represents one of, if not the most, significant planks of wealth creation for investors, small or large. Trilogy's objective is to offer investors competitive investment performance with quality ongoing investor support for a range of managed property investments and mortgage trusts which include:

- Trilogy Melbourne Campus Office Syndicate
- Trilogy MediLink Property Income Syndicate
- Trilogy HealthCare Real Estate Property Trust
- Trilogy **first** Mortgage Income Trust

Ends

Word Count: 511

Media Enquiries:

Rodger Bacon

Executive Chairman

Trilogy Funds Management Limited

Level 13, Royal Exchange, 56 Pitt Street, Sydney NSW 2000.

Ph: (02) 9251 6635 Fax: (02) 9251 6663 Toll free: 1800 230 099

www.trilogyfunds.com.au