

Important Notice to Investors

TRIOLOGY MONTHLY INCOME TRUST | UPDATE TO THE PDS – 8 MARCH 2018

Trilogy Monthly Income Trust ARSN 121 846 722

This website notice is issued by the Responsible Entity (Trilogy Funds Management Limited ACN 080 383 679) (Trilogy Funds) of the Trilogy Monthly Income Trust (Trust) by way of update to the Product Disclosure Statement (PDS) dated 1 September 2017 pursuant to ASIC Corporations Instrument 2016/1055 on the basis that the following information includes no materially adverse information.

Updated information regarding maximum loan size

Currently the PDS provides information on the types of loans that the Trust will make and discloses in some detail the lending criteria. This includes the following references to a limit of \$10 million on the size of each loan:

1. Section 1 (on page 2), as an example of loans the Trust is currently financing.
2. Section 4.12 (on page 13) as the “maximum loan amount”, when describing the type of loans that the Trust will make.

Trilogy Funds has approved an increase of the maximum loan size to allow loans of up to \$15 million to be made by the Trust, provided all other lending criteria is met. Therefore the PDS is updated by replacing the words “\$10 million” with the words “\$15 million”, wherever they appear.

RG 45 update

Trilogy Funds has issued an updated RG 45 Report, available at www.trilogyfunds.com.au/tmit which contains details about the Trust’s current portfolio.

Further questions

If you have any enquiries regarding this correspondence, then please contact Investor Relations on 1800 230 099 or via email at investorrelations@trilogyfunds.com.au.

This updated information is provided by Trilogy Funds Management Limited ACN 080 383 679 AFSL 261425 (Trilogy Funds), the issuer of the Trilogy Monthly Income Trust ARSN 121 846 722 (Trust) as an update to the Product Disclosure Statement (PDS) dated 1 September 2017. This updated information does not take into account your objectives, personal circumstances or needs. Investments in the Trust can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 1 September 2017. The PDS is issued by Trilogy Funds and available from <http://www.trilogyfunds.com.au>. The PDS contains full details of the terms and conditions of investment and should be read in full, particularly the risk section, prior to making any investment decision, including, for example, a decision about whether to remain an investor in the Trust or whether to make a further investment in the Trust. All investments involve risk which can lead to a loss of part or all of your capital. Trilogy Funds is licensed to provide only general financial product advice about its products and therefore recommends you seek personal advice on the suitability of this investment based on your objectives, financial situation and needs from a licensed adviser who will conduct an analysis based on your circumstances.