

Important Notice to Investors

TRIOLOGY MONTHLY INCOME TRUST | UPDATE TO THE PDS – 28 MAY 2021

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) of the Trilogy Monthly Income Trust (Trust) by way of an update to certain information in the product disclosure statement (PDS) dated 18 December 2018 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 a reference, via a continuous disclosure update provided to investors on 27 October 2020 via the website, to a limit of \$25 million on the size of each loan:

1. Section 2 (on page 7), in describing the maximum loan amount for the purpose of disclosure against the ASIC RG 45 Loan Portfolio Diversification benchmark and disclosure principle.
2. Section 4.12 (on page 16) as the “maximum loan amount”, when describing the type of loans that the Trust will make.

Trilogy has approved an increase of the maximum loan size to allow loans of up to \$30 million to be made by the Trust, provided all other lending criteria is met. This change will take effect on 28 May 2021. Therefore, the information in the PDS and the important update to investors dated 27 October 2020 is updated by replacing the words “\$25 million” with the words “\$30 million”, wherever they appear.

RG 45 update

Trilogy will issue an updated RG 45 report in June 2021, which contains details about the Trust’s current portfolio, and this report will be available at www.trilogyfunds.com.au/tmit.

Further questions

If you have any enquiries regarding this correspondence, 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), the issuer of the Trilogy Monthly Income Trust ARSN 121 846 722 (Trust) in respect of the Product Disclosure Statement (PDS) dated 17 December 2018. 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 PDS. The PDS is issued by Trilogy 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 loss of part or your capital or diminished returns. Trilogy 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 to your objectives, financial situation and needs from a licensed adviser who will conduct an analysis based on your circumstances.