

Trilogy Monthly Income Trust

JANUARY 2021

6.46% PA*

*Equivalent net distribution rate paid to investors for the month ended 31 January 2021. Past performance is not a reliable indicator of future performance. Variable rate.

Investment Strategy

Source loans secured by registered first mortgages held over property geographically spread across Australia's eastern seaboard states and territories.

AT A GLANCE

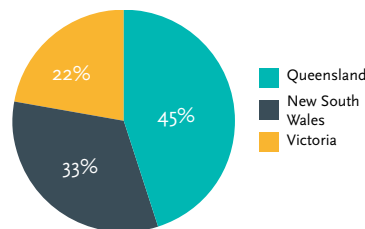
Investment type	Unlisted Pooled Mortgage Trust
Inception	February 2007
Minimum investment	\$10,000
Minimum initial holding period	Two months; see PDS for details.
Withdrawals	Four months; see PDS for details.
Automatic reinvestment	Available
Funds Under Management (FUM)	\$478,709,302 (as at 31 January 2021) [^]
Weighted Average Loan-to-Valuation Ratio (LVR)	63.21% ("as-if complete") [^]
Current liquidity	22.58% of the portfolio is currently allocated to cash and investments considered liquid. [^]
Total number of loans	91
Loans in default/arrears	2.32% based on FUM [^]
RE management fee	0.96% p.a (inclusive of GST) of the total funds under management. Additional fees are charged to the Trust relating to the assets; see PDS for details.
Entry and exit fees	Nil; other fees and costs apply and you should read the PDS for details.
Risks	This product carries capital, distribution and other risks. You should consider Section 6 of the PDS before investing.

HISTORIC PERFORMANCE¹

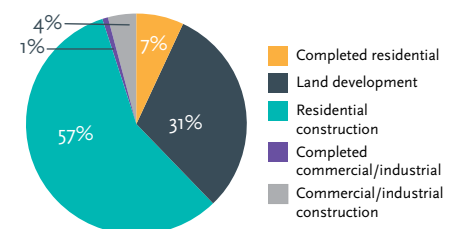
Performance	1 year p.a.	5 years p.a.	Since inception p.a.
	6.49%	7.51%	7.71%

¹ All distribution rates quoted are net of fees, costs and taxes and assume no reinvestment of distributions. Past performance is not a reliable indicator of future performance.

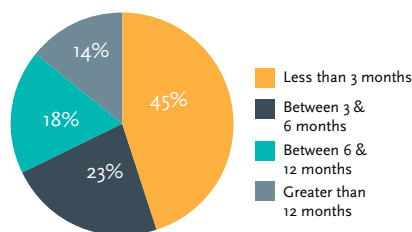
GEOGRAPHIC SPREAD[^]



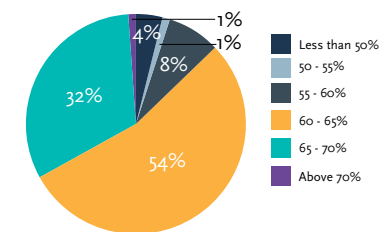
LOAN DIVERSIFICATION[^]



MATURITY PROFILE OF LOANS[^]



LVR RANGES (AS-IF-COMPLETE)[^]



PLATFORM AVAILABILITY

- Netwealth
- Hub24
- Powerwrap
- Mason Stevens
- uXchange
- OneVue
- Australian Money Market

Available for direct investment

INDEPENDENT RESEARCH



[^]All figures are based on unaudited figures as at 31 January 2021 and may be subject to change. LVR is based on a valuation inclusive of GST. Please note, figures have been rounded to the nearest percent.

The Trilogy Monthly Income Trust ARSN 121 846 722 is a registered pooled mortgage fund and investments can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 17 December 2018 issued by Trilogy Funds Management Limited (Trilogy) ABN 59 080 383 679 AFSL 261425 and available from www.trilogyfunds.com.au/tmit. Information included in this communication about investment yield and returns should be considered only as part of a balanced review of all the features, benefits and risks associated with the product by reading the PDS. Investors may lose part or all of their capital or there may be periods when their returns are diminished. Investments in Trilogy's products are not bank deposits and are not government guaranteed. This information has been prepared for the use of licensed advisers only.

² The rating contained is issued by SQM Research Pty Ltd ABN 93 122 592 036. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.

³ The information contained in the Australia Ratings Analytics report and encapsulated in the investment rating is of a general nature only. The report and rating reflect the opinion of Australia Ratings Analytics Pty Limited (AFSL 494552). It does not take into account an individual's objectives, financial situation, or needs. Professional advice should be sought before making an