

# Important notice to investors

UPDATE ON PLANS TO EXPAND  
THE DIESEL DRIVE PROPERTY.



This website notice is dated 22 January 2019 and is issued by TrilogY Funds Management Limited as responsible entity for the TrilogY Industrial Property Trust (Trust) ARSN 623 096 944.

TrilogY has at the date of this website notice concluded extensive negotiations to construct approximately 900 square metres of net lettable area for the property located at 33-41 Diesel Drive, Paget, Mackay QLD 4740.

The construction agreement and the agreement to lease have both been executed.

Design and construction will be project managed and completed by FK Gardner & Sons Pty Ltd (FKG Group). FKG Group has a long history of the design and construction of industrial property in Queensland. Industrial projects completed by FKG Group comprise warehouse, distribution centres, manufacturing facilities, workshops, offices, and hardstand truck and car parks.

## Source of funds for construction

It is intended that Investor capital raised under the product disclosure statement (PDS) dated 1 November 2018 and the supplementary PDS (SPDS) dated 21 November 2018 is combined with the Trust's finance facility to fund construction works.

## Timing of construction

Construction is expected to commence from February 2019. It is anticipated that construction will take approximately 9 months.

## Independent Mining Services QLD Pty Ltd (IMS) Lease

Upon completion of construction IMS will enter into a new 12 year lease. The new lease is expected to reposition the IMS lease more in line with market rates. While this is likely to result in a reduction in the current rental rate per square metre, investors should benefit from the longer term income stream and the likelihood that a valuer would apply a lower capitalisation rate which should result in a higher capital value.



FURTHER INFORMATION

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This information is provided by TrilogY Funds Management Limited ACN 080 383 679 AFSL 261425 (TrilogY), the responsible entity for the TrilogY Industrial Property Trust ARSN 623 096 944 (Trust). This 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 November 2018 and Supplementary PDS (SPDS) dated 21 November 2018. The PDS and SPDS are issued by TrilogY and available from [www.trilogyfunds.com.au/industrial](http://www.trilogyfunds.com.au/industrial). The PDS and SPDS contain 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, whether to make a further investment in the Trust. All investments involve risk which can lead to loss of part or all of your capital. TrilogY only provides general financial product advice about its products and therefore recommends you seek personal advice on the suitability of this investment for your objectives, financial situation and needs from a licensed adviser who will conduct an analysis based on your circumstances. If you would like a printed copy of this notice, please contact TrilogY.