

TRILOGY

Trilogy Industrial Property Trust

AN INDUSTRIAL PROPERTY TRUST THAT AIMS TO PROVIDE INVESTORS WITH STABLE AND REGULAR INCOME, AND THE OPPORTUNITY FOR LONG-TERM CAPITAL GROWTH.

OPEN FOR INVESTMENT

INDUSTRIAL

Issuer: Trilogy Funds Management Limited
ABN 59 080 383 679
AFSL 261425



Colemans Road, Carrum Downs VIC

[TRILOGYFUNDS.COM.AU](https://trilogyfunds.com.au)

Trilogy Industrial Property Trust

The Trilogy Industrial Property Trust (Trust) is designed for investors seeking a long-term investment, stable income and an opportunity for capital growth from one of the most sought-after property asset classes.

The Trust holds industrial property assets across Queensland, South Australia and Victoria.



Elysium Road, Carrara QLD

Investment overview

The Trust is designed to build a diverse portfolio of industrial properties located in established regional and metropolitan precincts. Its aim is to provide investors with stable and regular income, and the opportunity for capital growth over the long-term. Withdrawal offers are intended every four years (calculated from 12 April 2018).

Property type	Industrial assets like warehouses and manufacturing, logistics and distribution centres.
Property location	Australian industrial precincts in established regional cities and metropolitan areas of capital cities.
Leases	Leases expected to provide a stable income stream.
Management	Active management style encompassing the opportunity for renegotiation of lease terms and facilitating potential tenant-led expansion.
Portfolio review	Regular portfolio reviews to identify potential assets for sale that may provide returns enabling redeployment of capital.



Diesel Drive, Mackay QLD

Features of the Trust

INVESTMENT OBJECTIVE

The Trust's primary objective is to maximise the potential investor returns diversified by both geographical location and the industries in which the tenants operate.

ESTABLISHED PROPERTY PORTFOLIO

The Trust's portfolio includes Australian industrial properties leased to quality tenants. See the "Current property portfolio" insert for details.

EXPANSION OPPORTUNITIES

Where possible, the Trust intends to invest in properties that provide the potential for value-add. This could include tenant-led expansion, refurbishment, and improvement works. Trilogy completed an expansion to the Diesel Drive, Mackay property in 2019.

MONTHLY DISTRIBUTIONS

Each month the Trust aims to pay investors a distribution proportionate to the number of Units they hold.

POTENTIAL FOR CAPITAL GROWTH

Investors in the Trust may benefit from growth.

PROFESSIONAL MANAGEMENT

Trilogy has over 23 years' experience in property and property-based investments. Investors in the Trust benefit from Trilogy's expertise in funds management, property management, and property acquisitions.

MAKE AN INFORMED DECISION

All investments in unlisted property trusts carry risk. As the Trust invests in industrial property, it carries the market, property, and leasing risks associated with investing in property. Additionally, there are risks relating to the structure of the Trust, including that there are no guarantees that Trilogy will be able to make withdrawal offers. As a geared investment, the Trust carries associated financial and leverage risks. Risks can have an impact on distributions and capital returns over the term of the Trust. It is important that you read the Product Disclosure Statement for the Trust dated 1 July 2021 and available at www.trilogyfunds.com.au/industrial and understand the risks of investing.

How to invest

Head to our website to request your free information pack or chat to a member of our Investor Relations team.

1800 230 099

investorrelations@trilogyfunds.com.au

trilogyfunds.com.au/investing/trilogy-industrial-property-trust



Gravel Pit Road, Darra QLD



Bosso Street, Mackay QLD



Bedford Road, Gillman SA

Find out more

Start a conversation with us today.

Call 1800 230 099 or email investorrelations@trilogyfunds.com.au

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IMPORTANT: This brochure is issued by Trilogy Funds Management Limited ACN 080 383 679 AFSL 261425 (Trilogy) as responsible entity for the Trilogy Industrial Property Trust (Trust) ARSN 623 096 944. Application for investment can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 1 July 2021 for the Trilogy Industrial Property Trust ARSN 623 096 944 available at 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 lodging any application or making a further investment. All investments, including those with Trilogy, involve risk which can lead to loss of part or all of 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 financial adviser. Investments with Trilogy are not bank deposits and are not government guaranteed.