

Important Notice to Investors

ACACIA RIDGE INDUSTRIAL TRUST | 16 JANUARY 2020

Acacia Ridge Industrial Trust ARSN 612 052 490

This website notice is issued by the Responsible Entity (Trilogy Funds Management Limited ACN 080 383 679) (Trilogy) of the Acacia Ridge Industrial Trust (Trust).

As In November 2019, Trilogy was approached with a non-binding expression of interest to purchase 67 Bellrick Street Acacia Ridge (Property), currently held in the Acacia Ridge Industrial Trust. Industrial property is attracting a lot of attention from large and small investors and property funds alike on the back of emerging economic trends such as the fast-growing logistics sector.

After careful consideration and in accordance with our commitment to acting in the best interest of our unitholders, Trilogy has decided to enter into a period of due diligence with the proposed purchaser for them to undertake further reviews of the Property. The due diligence period is expected to be finalised at the end of January 2020. At this time, in accordance with confidentiality conditions surrounding the expression of interest, the proposal purchase price cannot be disclosed.

At the end of the due diligence period, we will communicate with investors regarding the outcome of these discussions in accordance with our continuous disclosure requirements. We emphasise that there is no guarantee of a sale eventuating at the end of the due diligence period, however, we will continue to keep investors updated as discussions progress.

To reiterate, a decision to sell the property will only be made if Trilogy believes it is in the best interests of the Trust's unitholders.

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 Acacia Ridge Industrial Trust ARSN 612 052 490 (Trust) in respect of the Product Disclosure Statement (PDS) dated 23 May 2016. 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 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. 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.