

Introducing Trilogy Funds

Trilogy Funds Management Limited.
ABN 59 080 383 679
AFSL 261425





Trilogy Funds is one of Australia's leading fund managers and financiers of property-based investments.





Trilogy Funds

Building wealth together

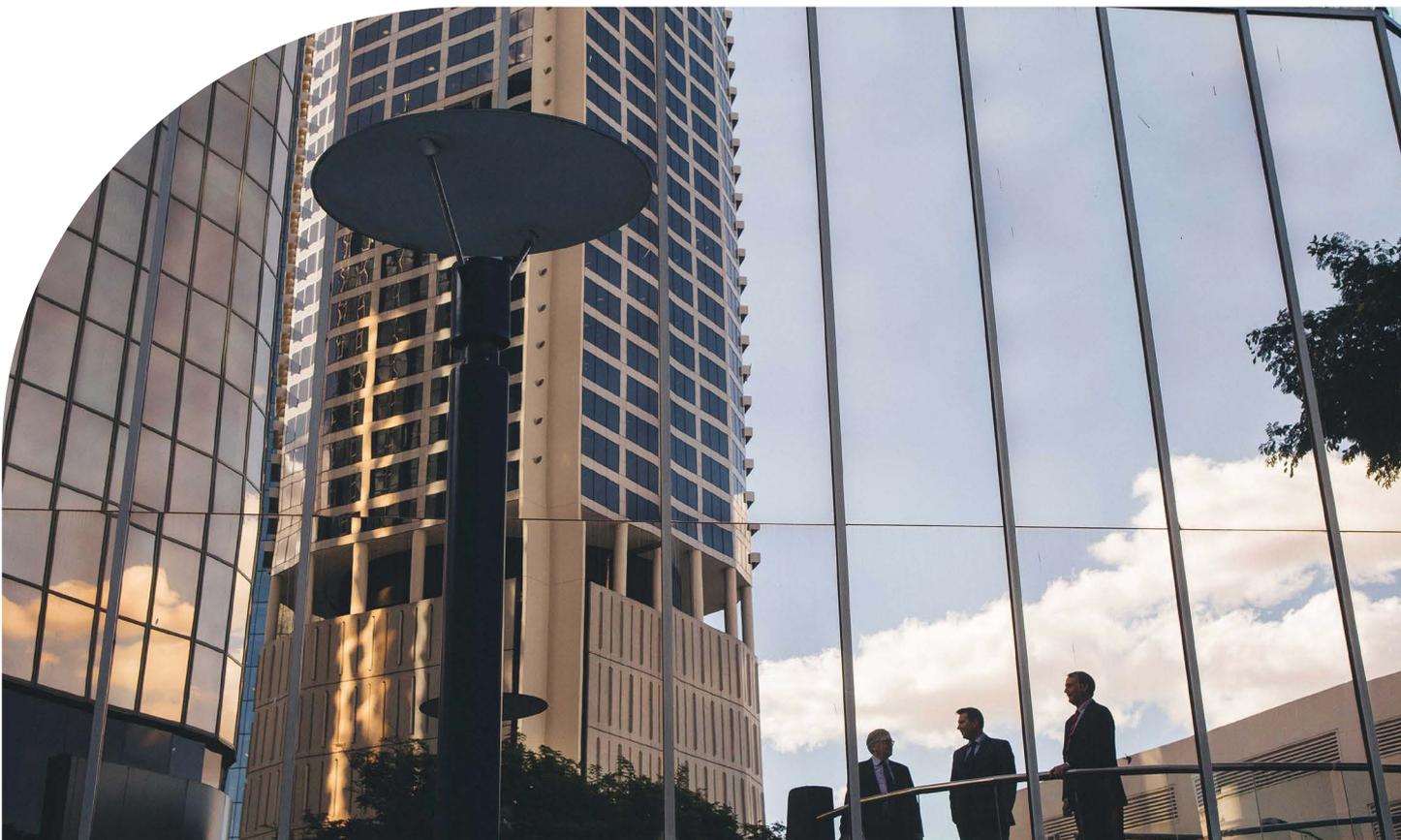
We've been building wealth together with Australian investors, advisers, developers and brokers for over 24 years. For us, building wealth together means fostering tailored and personal interactions. It means delivering better.

- > Better outcomes for investors
- > Better construction and development finance solutions
- > Better opportunities for our team and suppliers
- > Sustainable growth in the Australian property and investment sectors.

As we've grown, we've stayed faithful to the principles that have seen us build long-lasting relationships for our investors and developers:

- > We respect the importance of every decision to invest with, borrow from or recommend us
- > Your goals drive how we find and share new investment, finance or development opportunities
- > Your experience with us is not a transaction, it's the starting point of a fruitful and enduring relationship.

**Discover for yourself how
Trilogy Funds could help you.**





Investing

We know that when it comes to building wealth, it's personal.

For more than 24 years, seeking income and managing risk on behalf of investors has remained at the heart of everything we do.

We are passionate about using our decades of property and income fund experience to build wealth for our investors. We also set and maintain high standards of corporate governance and compliance to deliver the appropriate balance of investment performance and risk management.

Whoever you are and whatever your financial goals may be, we're here to support you on your journey.

Current investment opportunities

Our investment options are designed to provide competitive and regular income. In other words, we aim to make your investments work harder for you to fund the things you value the most.

Our products have unique features and benefits to suit different investors' financial goals, risk tolerance and investing timeframes. These include a mortgage trust, diversified income fund and property trusts.

Learn more about our current open investment options at trilogyfunds.com.au/investing.



**Celebrating
24 years**



**Investors
10,000+**



**Personalised Service
Experienced
local team**





Financing

As one of Australia's leading non-bank specialist lenders, we help developers build.

For over 20 years, our managed funds and private investors have enabled the successful completion of hundreds of projects across Australia.

We provide tailored property development and construction finance solutions of \$3 million to \$40 million to the residential, commercial, industrial, and retail property sectors.

Types of projects we finance

- > Townhouses
- > Apartment buildings
- > Industrial complexes
- > Prestige houses
- > Land sub-divisions
- > Completed stock
- > Land investment
- > NDIS & SDA housing
- > Commercial buildings

Not just another lender

We go beyond traditional lenders by providing a flexible and tailored approach.

Funds are readily available with the primary source capital being from investors in our pooled mortgage trust, the Trilogy Monthly Income Trust.

With a focus on personalised service and proactive loan management, our Lending Team leverages extensive development and construction finance experience to help ensure project success.

We provide:

- > Indicative offers typically within 48 hours
- > Funds readily available from pooled mortgage fund
- > Competitive tiered pricing model
- > Tailored project support by highly experienced team.

Find out more at
trilogyfunds.com.au/financing.





Property Acquisitions and Development

The Trilogy Funds Property Team specialises in property acquisitions, property development and asset management across Australia.

We leverage more than 40 years' experience in property to acquire completed stock or sites to develop properties that present investment opportunity. This ranges across the industrial, residential, commercial office, childcare and education, medical, retirement and aged care and NDIS sectors.

We currently oversee the day-to-day management of a variety of assets on behalf of our investors in the Trilogy Industrial Property Trust (Industrial Trust) and several single-asset commercial property trusts.

This includes tenant management, maintenance, capital expenditure, development opportunities and leasing. The team also has the in-depth knowledge and experience to assist agents, vendors and tenants throughout the sales process.

Property opportunities

We are actively seeking assets to add to the Industrial Trust's property portfolio or development opportunities of either new or existing assets within the Industrial Trust. This could include tenant-led expansion, refurbishment, or improvement works.

On a case-by-case basis we will explore investment opportunities where we believe we can add value to the success of the development or where there is an opportunity to earn income or add value through a specific investment. We can participate in projects either on a stand-alone basis stand-alone basis, as part of a consortium or in a strategic alliance.

Galleghan Road Hexham, Queensland





Growth based on experience

Trilogy Funds' origins can be traced back to 1998 when Philip Ryan, Trilogy Funds' co-founder and current Managing Director, was partner in a law firm associated with a fund management company managing mortgages and property assets. Philip recognised the potential that Australian-based property assets provided for investment and income and sought opportunities to create a standalone business.

In 2004, Philip met Rodger Bacon and John Barry, who both had decades of success in the financial sector and were instrumental in the growth and subsequent sale of Challenger International Limited (now Challenger Limited) where they were both executive directors. Philip, Rodger, and John decided to combine their experience and joint passion for property and managed funds to create what is now Trilogy Funds.

All three co-founders are still active at Trilogy Funds – Philip as Managing Director, Rodger as Executive Deputy Chairman and John as Executive Director.

Today, Trilogy Funds has more than 60 team members with broad experience across investment products, property acquisition, management and development, loan and portfolio management, investor relations, treasury, marketing, finance, operations and human resources.

Our teams are based in Brisbane, Sydney and Melbourne.





Board of Directors



Robert Willcocks

Independent
Non-Executive Chairman
BA, LLB, LLM

Robert was appointed as the independent non-executive chairman for Trilogy Funds in 2009. He is a corporate adviser with more than 30 years' experience as a professional listed public company director and chairman and a former senior partner of the law firm Mallesons Stephen Jaques (now King & Wood Mallesons).

As an independent non-executive chairman of Trilogy Funds, Robert draws on his extensive experience as a corporate lawyer and combined experience as a public company director and chairman, where he was mostly involved as an independent director with non-executive roles.



Rodger Bacon

Executive Deputy Chairman
BCOM (MERIT), AAICD, SF FIN

Rodger is an experienced financial services executive with a successful career establishing and growing high-performing businesses spanning more than 40 years.

As co-founder and Executive Deputy Chairman of Trilogy Funds, Rodger uses his extensive experience to add value to the Board and Executive in all aspects of Trilogy Funds' investment, financing, property development, marketing and customer focussed initiatives.



John Barry

Executive Director
BA FCA

A co-founder and Executive Director of Trilogy Funds, John is responsible for guiding the company's operational and product strategy and identifying opportunities to provide new investment solutions to investors. He is a strategic thinker whose focus on identifying opportunities to add value for consumers and the business has seen him champion transformational change at Trilogy Funds.

John has extensive experience guiding the strategic operations of some of Australia's leading financial services companies.



Philip Ryan

Managing Director
LLB, GRADDIPLEGPRAC,
F FIN, FTIA

As co-founder and Managing Director of Trilogy Funds, Philip is responsible for leading a cohesive and high-performing team across Trilogy Funds' three offices, overseeing business compliance and developing product offerings. He also acts as General Counsel for Trilogy Funds.

Philip has over 30 years' experience in the financial services industry across financial planning and funds management. He was previously a partner in a Brisbane law firm, having been a solicitor admitted to the Supreme Court of Queensland and High Court of Australia for over 35 years. He is a Fellow of Finsia, with qualifications at a post graduate level in mortgage lending and financial services.

He is passionate about creating property-based financial products that generate attractive income returns and assisting younger generations achieve their financial goals.



Rohan Butcher

Non-Executive Director
BSc Quantity Surveying,
Lic Real Estate, Reg Builder

Rohan is a Non-Executive Director of Trilogy Funds and a member of the Lending Committee. With more than 30 years' experience in construction and property development, Rohan brings to Trilogy Funds his experience working in quantity surveying, estimating, project administration, development management, planning and project management. At Trilogy Funds, Rohan's key area of focus is the management of risk in the delivery of projects.

Rohan has been involved in several major projects within the residential, retail and commercial property sectors while undertaking a variety of senior appointments with major public and private companies. He is also a member of the Urban Development Institute of Australia.



Our Executive Team



Justin Smart
Chief Operating Officer

As Chief Operating Officer for Trilogy Funds since 2007, Justin is responsible for managing the group's operations, focusing on process improvement and automation to provide quality services to stakeholders. Justin is a Certified Practising Accountant with extensive experience in financial services, technology, auditing, and strategic planning. He is passionate about continual improvement and facilitating a supportive and collaborative company culture.



Henry Elgood
Chief Risk Officer &
Head of Investments – Fixed Interest

Henry leverages his experience in the financial services sector, and separately as a company director of several private companies, to oversee the governance, compliance and risk framework implemented across Trilogy Funds. He is also responsible for the ongoing review and assessment of existing fund managers while exploring new investment avenues where risk-adjusted returns are attractive and appropriate for the Trilogy Enhanced Income Fund.



Tyler Appleby
Financial Controller

Leading the Finance team, Tyler is responsible for Trilogy Funds' accounting and finance functions and oversees the financial reporting, tax compliance and key financial analysis. He is a member of the Institute of Chartered Accountants and has strong financial industry experience from his career in chartered accounting firms, specialising in business advisory and corporate management.



Clinton Arentz
Head of Lending and Property Developments

Clinton has over 25 years' experience in asset management, property development, and project delivery. He is responsible for our team of portfolio managers, overseeing the growth and management of Trilogy Funds' loan portfolio, client and broker liaison, and new business development. Clinton also oversees the management of Trilogy Funds' property assets, applying his experience in risk management, capital structuring, acquisitions and property syndications.



Paula Lamme
Head of Marketing

Paula is a successful Communication and Marketing leader with 25+ years' experience across public, private and Not-For-Profit sectors. At Trilogy Funds, she is responsible for customer focussed marketing strategy and implementation, corporate communication and Trilogy Funds' marketing channels.



Alison Lancaster
Head of Investor Relations & Distribution

As Head of Investor Relations and Distribution, Alison is responsible for maintaining client relationships and developing strategies for generating new business through various distribution channels. She leads the operational performance of the departments including risk management, stakeholder engagement and relationship management. Alison has extensive experience across investments, financial services and investment banking.



Ryan Mooney
Manager - Property Funds

As Manager - Property Funds, Ryan plays a pivotal role in the growth and management of Trilogy Funds' property investment trusts. He oversees the asset management team in the active and effective management of property assets to maximise investor returns. Since joining Trilogy Funds in early 2021, Ryan has been instrumental in the generation of significant investment value, particularly within the Trilogy Industrial Property Trust.



Zoe Voss
Human Resources Manager

Zoe joined Trilogy Funds in 2004 and brings to the team 19 years of experience in financial services, office administration and human resources. Zoe is passionate about helping Trilogy Funds make the most of their resources and talent to deliver expert services to clients, through improving methods and technologies to better meet the ever-evolving requirements of Trilogy Funds and its workforce and through developing company culture and employee relations.



Interested in finding out more?

Visit trilogyfunds.com.au or call 1800 230 099.

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IMPORTANT INFORMATION: the information in this brochure is subject to change from time to time. Please see www.trilogyfunds.com.au for the most up to date version.

Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 is the issuer of this brochure and the responsible entity of several registered managed investment schemes and property trusts mentioned within. You should obtain and read the relevant PDS for the relevant products before investing (please contact us for a copy of the relevant PDS or go to www.trilogyfunds.com.au).

This brochure only contains general financial product advice. All investments are subject to risk, and we recommend seeking personal advice from a licensed adviser who will conduct an analysis based on your particular investment objectives, financial position and needs before making any investment.

TRIOLOGYFUNDS.COM.AU