



# Fund Snapshot

MAY 2025







# About Trilogy Funds

For over 25 years, Trilogy Funds has specialised in property-backed, income investments. We have successfully navigated numerous economic, property and interest rate cycles, seeking to maximise returns while preserving capital in our credit portfolios and pursuing growth in our property investment. Our experience, expertise and reputation enable us to source high quality opportunities for our retail, wholesale and institutional investors.

## INDUSTRY ACCOLADES - Trilogy Industrial Property Trust



**HIGHLY  
COMMENDED**  
Direct Property  
FINANCIAL  
NEWSWIRE SQM



**WINNER**  
Direct Property  
FINANCIAL  
NEWSWIRE SQM



**FINALIST**  
Direct Property  
FINANCIAL  
NEWSWIRE SQM



	Trilogy Monthly Income Trust (TMIT)	Trilogy Enhanced Income Fund (TEIF)	Trilogy Industrial Property Trust (TIPT)	MDC Trilogy Wholesale Yield Fund I - Wholesale Investors Only <sup>1</sup>
Net distribution rate	7.25% p.a.	5.45% p.a.	8.00 CPU p.a. <sup>3</sup> 7.36% p.a. current yield <sup>4</sup>	10% <sup>5</sup> p.a.- as at 31 March 2025
Average net total return since inception	7.49% p.a.	4.24% p.a.	Income 7.57% Growth 1.20% <b>Total 8.77% p.a.</b>	10% <sup>5</sup> p.a.- as at 31 March 2025
Size	\$920 million FUM	\$82 million FUM	\$301 million AUM	\$48 million FUM
Unit price	\$1.00 <sup>6</sup>	\$1.00 <sup>6</sup>	Unit price \$1.09 <sup>7</sup> - as at 31 May 2025	\$1.00 <sup>6</sup>
Launched	February 2007	May 2017	January 2018	September 2022
Distributions	Monthly <sup>1,8</sup>	Monthly <sup>1,8</sup>	Monthly <sup>1,8</sup>	Quarterly <sup>1,2</sup>
Minimum holding period	<b>Ordinary Units:</b> Two months for initial investment <sup>9</sup> <b>Platform Units:</b> Nil <sup>9</sup>	N/A - PDS does not specify	N/A - See withdrawals policy below	12 Months
Minimum suggested time frame	Two years <sup>10</sup>	Two years <sup>10</sup>	Five years <sup>10</sup>	Three to five years <sup>2</sup>
Min. investment	\$10,000	\$5,000	\$20,000	\$250,000
Research/ratings	<b>Foresight Analytics:</b> Very Strong <sup>11</sup>	<b>Foresight Analytics:</b> Very Strong <sup>11</sup>		
Assets	<b>Pooled mortgage investment trust:</b> Loans secured by registered first mortgages over residential, commercial, industrial, and retail property sectors. Held over property geographically spread across Australia's states and territories.	<b>Unlisted diversified income fund:</b> Portfolio of cash, fixed interest investments and other financial assets such as a range of short to medium term bank deposits, bills of exchange, promissory notes, bonds, fixed or floating rate debt securities and income securities.	<b>Unlisted industrial property trust:</b> The Trust is designed to build a diverse portfolio of industrial properties located in key Australian regional and metropolitan precincts. The Trust targets industrial properties that have the potential to provide regular, tax-advantaged distributions to investors, or could offer the opportunity to add value.	<b>Wholesale Unit Trust:</b> The MDC Trilogy Wholesale Yield Fund I intends to offer investors the opportunity to gain economic exposure to the Australian residential property market via ownership of property management assets (tenancy management agreements, rental agreements).
Withdrawals	<b>Ordinary Units:</b> A four month notice period is required for withdrawals, but they may be processed and paid in a shorter time at the discretion of Trilogy Funds. <sup>8</sup> <b>Platform Units:</b> As per agreement with Platform operator. See PDS and TMD for details.	A 30 day notice period is required for withdrawals, but they may be processed and paid in a shorter time at the discretion of Trilogy Funds. <sup>8</sup>	Like many unlisted property schemes, the Trust is an illiquid scheme and Investors may only exit upon either a Withdrawal Offer or Interim Withdrawal Offer from the Responsible Entity. <sup>8</sup> <b>Withdrawal Offers</b> The Responsible Entity intends to make Withdrawal Offers once every four years. The last Withdrawal Offer occurred in March 2022, approximately four years after the inception of the Trust. <b>Interim Withdrawal Offers</b> The Responsible Entity intends to make Interim Withdrawal Offers on an annual basis, generally commencing on 1 February and closing 28 February each year, unless otherwise advised by the Responsible Entity.	The Trustee intends to make a withdrawal offer in respect of units which have been on issue for greater than 12 months, at the end of each calendar quarter. <sup>12</sup>

1. Distribution frequency and amount are not guaranteed. Refer to the applicable PDS or IM, see overpage for further disclaimers.

Unless noted otherwise, all figures are correct as at 31 May 2025 and rounded to the nearest million.

# Disclaimers

2. Subject to the terms of the IM. This summary has been provided for illustrative purposes only. All terms and conditions contained herein are subject to the MDC Trilogy Wholesale Yield Fund I's (Fund) Information Memorandum for further details. This summary is not an offer or solicitation to purchase interests in the Fund. Such interests are only offered to investors who meet the definition of a wholesale investor as defined in the Corporations Act 2001, pursuant to the terms of the Information Memorandum, which should be reviewed carefully prior to investing. Past performance is not indicative of future performance.
3. Total net distribution paid to investors for the 12 months to 31 May 2025. Variable rate.
4. Monthly distribution yield, annualised. Based on 31 May 2025 unit price.
5. Target returns are not guaranteed and total returns may be above or below target range.
6. While unit price is fixed, capital losses can occur in circumstances where an asset of the Trust incurs a capital loss. Past performance is not a reliable indicator of future performance.
7. Unaudited Unit Price as at 31 May 2025. Variable price and may change each month.
8. Subject to terms of the PDS
9. See PDS and TMD for details
10. As per the TMD
11. The information contained in the Foresight Analytics report and encapsulated in the investment rating is of a general nature only. The report and rating reflect the opinion of Foresight Analytics and Ratings 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 investment decision. A fee has been paid by the fund manager for the production of the report and investment rating.

TRILOGY  
MONTHLY  
INCOME  
TRUST



TRILOGY  
ENHANCED  
INCOME  
FUND



12. Subject to the IM

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