

Trilogy Industrial Property Trust

APIR: TGY1928AU

Adviser Investment report: November 2021

Investment at a glance

Investment type:

Unlisted industrial property trust

Inception:

January 2018

Minimum investment:

\$50,000

Preferred method of payment:

Direct debit, BPAY (Please contact us if intended payment method is not listed)

Fund size

\$154.22m**

Number of properties:

12***

Weighted Average Lease Expiry (WALE):

4.56 years (by income)****

Occupancy rate

100%

Trust loan to valuation ratio (LVR):

42.80%**

Withdrawals:

Withdrawal offers are intended every four years (calculated from 12 April 2018).

Risks:

All investments in unlisted property trusts carry risk. As this product invests in industrial property, it carries the market, property, and leasing risks associated with investing in property. Please refer to section 5 of the PDS before making an investment decision.

Current yield 7.14% PA*

*For November 2021, the Trilogy Industrial Property Trust paid investors 7.60 CPU p.a.[^] annualised. This is equivalent to a yield of 7.14% p.a. annualised based on the unit price of \$1.0638 as at 1 November 2021.

Distribution amount

7.60 CPU PA[^]

[^]Distribution amount for the month ended 30 November 2021. Net distributions are variable each month and are net of management fees, costs and assume no reinvestment. Distributions are paid monthly in arrears. Please note, past performance is not a reliable indicator of future performance.

Performance

The Industrial Trust continues to perform in line with expectations and benefit from the growing industrial property sector.

During the month, the Industrial Trust's asset at 37 Gravel Pit Road, Darra, was revalued. The property has benefited from a valuation uplift since its acquisition in October 2020, which has had a positive impact on the Net Asset Value (NAV) of the Industrial Trust. This is reflected in the unit price as at 1 December 2021 of \$1.0868.

The Industrial Trust's most recent acquisition in Narangba, Queensland, settled on 9 December 2021.

** As at 30 November 2021

*** As at 9 December 2021

**** Weighted average lease expiry (WALE) is calculated based on GLA income of the properties as at 30 November 2021.

Investments in the Trilogy Industrial Property Trust ARSN 623 096 944 can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 1 July 2021 and considering the Target Market Determination (TMD) dated 1 October 2021 for the Trilogy Industrial Property Trust ARSN 623 096 944 available at www.trilogyfunds.com.au. The PDS and the TMD contain 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 Funds, involve risk which can lead to loss of part or all of your capital or diminished returns. Trilogy Funds 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 Funds are not bank deposits and are not government guaranteed. Past performance is not a reliable indicator of future performance.



Independent research



Outlook

The outlook for the industrial property sector remains positive, with growth in rents and property values expected to continue in 2022.

We continue to look for quality assets to add to the Industrial Trust's portfolio that will provide a competitive yield to investors, while balancing diversification of geography and tenant.

The Industrial Trust intends to provide investors with a Withdrawal Offer every four years from the settlement of the purchase of the initial property portfolio (12 April 2018). The first Withdrawal Offer is due to occur early in 2022. More information will be provided as it becomes available.

The property contains two industrial buildings, both providing warehouse and office accommodation with gantry crane amenities. The complex has a wide frontage to the road with three crossover points, secure access, driveway and car parking areas.

PURCHASE PRICE: \$16.93 million

SITE AREA: 17,980sqm

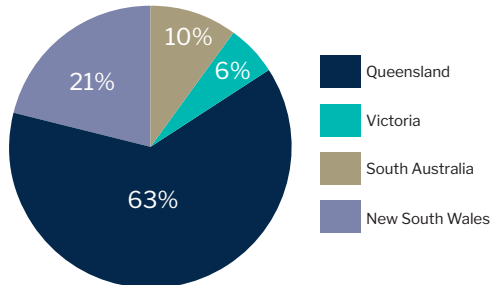
GROSS LETTABLE AREA (GLA): 9,100sqm (approx.)

LESSEE: Pantex Pty Ltd

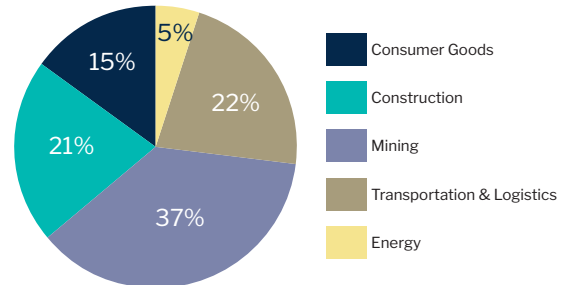
Settled on 9 December 2021

Fund data

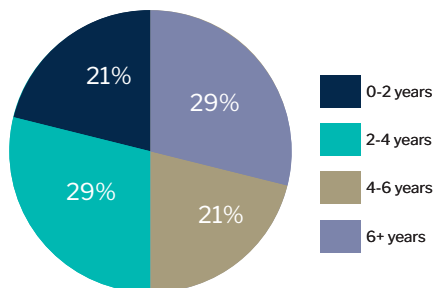
Geographic spread**



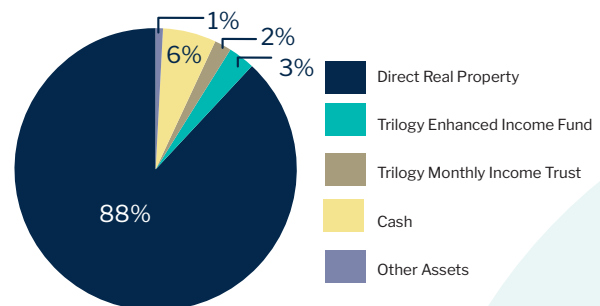
Income by tenant sector**



Lease expiry**



Trust asset composition**



[^] The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.

**As at 30 November 2021. Figures have been rounded to the nearest percent.

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