

Trilogy Industrial Property Trust

An industrial property trust designed to provide investors with regular income and the opportunity for long-term capital growth.

Open for investment

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



The Trilogy Industrial Property Trust

The **Trilogy Industrial Property Trust (Trust)** currently holds 16 industrial properties in Australian regional and metropolitan industrial areas. The Trust seeks industrial properties that have the potential to provide regular, tax-advantaged distributions to investors, or could offer the opportunity to add value.

Investment overview

Investment objective

The Trust is designed to build a diverse portfolio of industrial properties located in established regional and metropolitan precincts. The Trust's primary objective is to maximise potential investor returns diversified by both geographical location and the industries in which the tenants operate.

Property type

Industrial assets such as warehouses, showrooms, storage facilities 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 consistent income stream.

Management

Active management style encompassing the opportunity for renegotiation of lease terms and facilitating potential tenant-led, value-add opportunities.

Expansion opportunities

Expansion opportunities will be sought where there is potential to create value for investors. This may include tenant-led expansion, refurbishment or improvement works.

To minimise risks associated with property construction and development, 'tenant-led' expansion will be prioritised where possible.

Why invest ?

- Monthly distribution*
- Competitive income returns
- Sought after asset class
- Long leases with tenants of good covenant
- Opportunity for capital growth over the long term
- Tax-effective income opportunity



WINNER

Direct Property



FINALIST

Direct Property



Property portfolio



660 Stuart Highway, Berrimah, NT 0828

SITE AREA: 19,390 sqm

GROSS LETTABLE AREA (GLA): 9,448sqm (approx.)

TENANTS: Amart Furniture Pty Ltd (Amart) |
Reece Australia Pty Ltd (Reece) |
Bowtime Pty Ltd (Barbeques Galore) |
Lesandu Berrimah JM Pty Ltd (Joyce Mayne)



12-14 & 13 Martin Drive, Tomago, NSW 2322

SITE AREA: 14,805 sqm

GROSS LETTABLE AREA (GLA): 7,265 sqm (approx.)

TENANT: Cougar Mining Group Pty Ltd



6 Ron Parkinson Crescent, Corbould Park, QLD 4551

SITE AREA: 26,100 sqm

GROSS LETTABLE AREA (GLA): 4,900 sqm (approx.)

LESSEE: Precast Civil Industries Pty Ltd



21-27 Carrington Road, QLD 4350

SITE AREA: 49,175sqm

GROSS LETTABLE AREA (GLA): 8,090 sqm (approx.)

LESSEE: RDO Equipment Pty Ltd



16-22 Magnesium Street, Narangba, QLD 4504

SITE AREA: 17,980sqm

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

LESSEE: Pantex Pty Ltd



16 Galleghan Street, Hexham NSW 2322

SITE AREA: 29,800sqm

GROSS LETTABLE AREA (GLA): 15,100 sqm (approx.)

TENANTS: Bega Cheese Limited |
Downer EDI Engineering Power Pty Ltd



15 & 17 Dacmar Road, Coolumb Beach, QLD 4573

SITE AREA: 21,330 sqm

GROSS LETTABLE AREA (GLA): 7,351 sqm (approx.)

TENANT: Weir Minerals Australia Limited



8-14 Moorebank Road, Wellcamp, QLD 4350

SITE AREA: 19,550 sqm

GROSS LETTABLE AREA (GLA): 2,432 sqm (approx.)

TENANT: Australian Coil Services Pty Ltd



33-41 Diesel Drive, Paget, QLD 4740

SITE AREA: 9,813 sqm
GROSS LETTABLE AREA (GLA): 3,050 sqm (approx.)
TENANT: Independent Mining Services QLD Pty Ltd



11 Elysium Road, Carrara, QLD 4211

SITE AREA: 16,380 sqm
GROSS LETTABLE AREA (GLA): 6,180 sqm (approx.)
TENANT: Mineral Technologies Pty Ltd (a wholly owned subsidiary of Downer EDI Limited)



37 Gravel Pit Road, Darra, QLD 4076

SITE AREA: 15,310 sqm
GROSS LETTABLE AREA (GLA): 5,952 sqm (approx.)
TENANT: Stoddart Group Pty Ltd



11-21 Crichtons Road, Paget, QLD 4740

SITE AREA: 6,513 sqm
GROSS LETTABLE AREA (GLA): 2,929 sqm (approx.)
TENANT: Alfagomma Australia Pty Ltd



19-29 Bosso Street, Paget, QLD 4740

SITE AREA: 12,510 sqm
GROSS LETTABLE AREA (GLA): 3,610 sqm (approx.)
TENANT: Komatsu Australia Pty Ltd



118 Colemans Road, Carrum Downs, VIC 3201

SITE AREA: 13,199 sqm
GROSS LETTABLE AREA (GLA): 5,781 sqm (approx.)
TENANT: Tempur Australia Pty Ltd



15-17 Bosso Street, Paget, QLD 4740

SITE AREA: Lot 70, 4,336 sqm. Lot 71, 2,065 sqm (approx.)
TENANT: Komatsu Australia Pty Ltd



113-117 Bedford Street, Gillman, SA 5013

SITE AREA: 15,020 sqm
GROSS LETTABLE AREA (GLA): 8,856 sqm (approx.)
TENANTS: Tyremax Pty Ltd,
6,400 sqm (approx.) of lettable area |
Plasdene Glass-Pak Pty Ltd,
2,456 sqm (approx.) of lettable area





Find out more.

Start a conversation with us today.

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

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