

MDC Trilogy Wholesale Yield Fund I

Now open
Wholesale Investors only

Trustee & Custodian

Specialised Investment and Lending Corporation Pty Ltd (SILC)
ACN 149 520 918 AFSL 407100

Investment Manager

MDC Trilogy Investment Management I Pty Ltd ATF MDC Trilogy Investment Management I Trust
ABN 69 286 785 943



MDC Trilogy Wholesale Yield Fund I[^]

Targeted yield 10.00% p.a.¹

Investment overview

The MDC Trilogy Wholesale Yield Fund I (Fund) intends to offer investors the opportunity to gain economic exposure to the Australian residential property market via ownership of property management assets (predominantly rent rolls).

Murray Darling Capital (MDC) and Trilogy Funds invite you to be one of the first to explore/consider investing in this new type of wholesale fund.

Leveraging the skills and experience of MDC and Trilogy Funds, the Fund is designed to gain economic exposure to the performance of a significant portfolio of property management assets, held by MDC Trilogy Group.

MDC Trilogy Group intends to initially target strategic investments in New South Wales, Queensland and Victoria with an emphasis on attractively priced assets located in areas with favourable demographics, strong rental appreciation potential and high demand from renters and investors.

Why property management assets?

The Australian residential property sector has been one of the strongest performing asset classes available over the last 5 years.

Leading corporate advisory firm, MDC and Trilogy Funds, regarded as one of Australia's leading property-based fund managers, have designed a new opportunity to gain economic exposure to this market and the performance of property management assets, or rent rolls.

We believe that property management assets generally offer greater tenant diversity and generate higher and less volatile returns than direct residential property investment, which fluctuates with interest rates.

The industry is also ripe for disruption and consolidation:

- Many real estate agents are either focused on the sales side of their businesses or do not always have the scale of rent roll or staff to drive optimal value from the portfolio
- Advances in technology are facilitating improved processes and efficiencies that will help increase the ROI of large property management portfolios
- Real estate agents are finding it increasingly difficult to build their own rent rolls through acquisition or organically due to an inability to access funding.

MDC and Trilogy Funds have developed a consistent and scalable process to deliver competitive yield from acquisition and management of property management assets.

Leading ASX-listed real estate business The Agency Group Ltd, has been engaged to manage the properties acquired through the Fund.

¹ Target annualised net distribution rate (net of fees, costs and taxes) paid quarterly. This rate is not guaranteed and is subject to change. Please refer to the Fund's Information Memorandum (IM) for details including risks.

[^] This summary is not an offer or solicitation to purchase interests in the Fund. Such interests are only offered pursuant to the terms of the IM which should be reviewed carefully prior to investing. Please refer to the Fund's IM for details including risks.



Details of proposed offering[^]

Fund name	MDC Trilogy Wholesale Yield Fund I
Investment strategy	The Fund will subscribe for Loan Notes issued by MDC Trilogy Holdings I Pty Ltd (MDC Trilogy Holdings). MDC Trilogy Holdings will in turn use that money to acquire property management assets through subsidiaries, predominantly consisting of residential management assets (e.g., tenancy management agreements, rent rolls) (Assets) in Australia.
Expected offer opening	August 2022
Expected issue price	\$1.00
Minimum investment	\$250,000
Term	Open ended
Targeted net distribution rate	10.00% p.a. ¹ paid quarterly
Minimum investment period	12 months
Redemption cycle	Quarterly redemptions may be made available subject to the terms of the Information Memorandum
Investment Manager	The Trustee for MDC Trilogy Investment Management I Trust
Trustee & Custodian	Specialised Investment and Lending Corporation Pty Ltd (SILC) is the Trustee for the Fund and will be responsible for holding the title to the Fund's assets.
Key service provider	The Agency Group Ltd (ASX:AU1) engaged via an operational agreement that governs the day-to-day operations.

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Managing the asset portfolio

Due diligence is currently underway on several potential acquisitions, with a strong pipeline identified over the next 6-12 months.

Income is intended/expected to be derived from letting fees, management fee rights to the portfolio of properties on the rent rolls and a portion of sales commissions generated by the agents when properties within the portfolio are sold, as well as income from any other assets of the portfolio.

MDC Trilogy Group's acquisition and management processes will benefit from the extensive experience of the Investment Committee including executives from MDC, Trilogy Funds and The Agency.

Interested?

Investor enquiries

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INVESTOR RELATIONS

Free call (within Australia) 1800 230 099
Between 8.30 am and 5.00 pm weekdays
(Australian Eastern Standard Time)

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