

# Trilogy Industrial Property Trust

A multi-award winning direct property fund, capitalising on well-established economic trends with a management style seeking value-add opportunities, reliable tax-effective income and capital growth.

## Open for investment

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



# Trilogy Industrial Property Trust

Gain exposure to Australian industrial property by investing in the 2023 Financial Newswire/SQM Direct Property Fund Manager of the Year.



## Historical performance<sup>1,2</sup> as at 31 May 2025

	1 Month	3 Month	6 Month	1 Year	3 Year p.a.	5 Year p.a.	Inception p.a.
Income	0.61%	1.84%	3.66%	7.29%	7.15%	7.28%	7.57%
Growth	(0.36%)	(0.32%)	(1.38%)	(2.54%)	0.07%	1.30%	1.20%
Total	0.25%	1.52%	2.28%	4.75%	7.22%	8.58%	8.77%

## Current yield<sup>3</sup>

as at 31 May 2025

**7.36% PA**

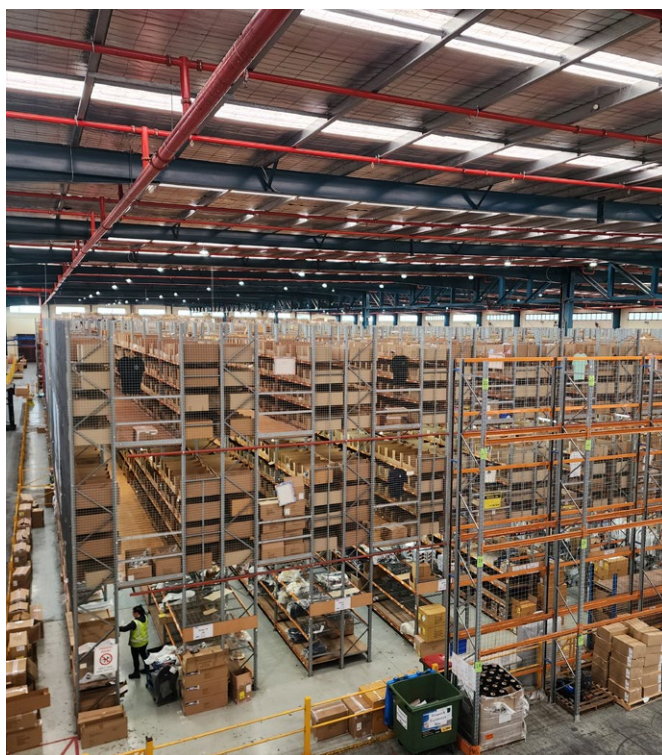
## Investment overview

### Investment objective

To maximise potential investor returns by investing in a portfolio of industrial properties located in established regional and metropolitan precincts, diversified by both geographical location and the industries in which the tenants operate.

### Management style

The trust employs an active management style seeking acquisitions that represent strong value, the opportunity for favourable lease renegotiation and the potential for tenant-led value-add opportunities. Refurbishment or improvement works that add value for tenants can create an incentive for tenant-led expansion.



## Why invest?

### Reduced price volatility

Compared with exchange-traded investments like listed REITs, unit prices of unlisted property trusts do not fluctuate when investor sentiment or other factors lead to market volatility.

### Monthly, tax-effective distributions

For the financial year 2023, income distributions were 89% tax-deferred. This means that investors were not required to pay income tax on 89% of their distributions in 2023<sup>4</sup>, with potential tax liabilities deferred until sale of units. For further details on tax-deferred income and related strategies visit [trilogyfunds.com.au/tax-deferred](https://trilogyfunds.com.au/tax-deferred).

### Asset class benefits from well-established trends

Industrial assets include warehouses, showrooms, storage facilities and manufacturing, logistics and distribution centres. This sector benefits from a range of well-established trends and themes including persistent growth in e-commerce, infrastructure development, and operational onshoring in a post-covid economy.

### Strong portfolio of long leases with tenants of good covenant

- Weighted average lease expiry by income: 5.09 years<sup>5</sup>
- Occupancy rate: 100%<sup>5</sup>
- 15 properties diversified across 4 states and territories, gross asset value \$301 million<sup>6</sup>
- 19 tenants diversified across mining, consumer goods, construction, transport/logistics and energy sectors<sup>5</sup>

1. Past performance is not a reliable indicator of future performance.
2. Total returns measured from first distribution payment - May 2018.
3. Monthly distribution yield, annualised, based on 31 May 2025 unit price.
4. Tax deferred amounts may vary. Tax may be payable upon sale of units - see [trilogyfunds.com.au/tax-deferred](https://trilogyfunds.com.au/tax-deferred) for details.
5. As at 31 May 2025.
6. As at 31 May 2025 and rounded to the nearest million.



# Our latest blue chip acquisition

We recently acquired an exciting new industrial property within the well established Northern Geelong Industrial precinct.

75-95 & 105 Corio Quay Road North Geelong comprises a substantial landholding of 3.8ha accommodating two warehouses/office facilities. It offers high exposure to Corio Quay, rear frontage to the Melbourne/Geelong Railway line and is directly opposite the Geelong Port.

The acquisition offers strong investment fundamentals to the Trust, including a WALE of seven years, plus an option for the tenant to extend their lease for a further seven years and fixed annual rent increases of 3%.

Fully tenanted by Quiksilver Australia Pty Ltd. a subsidiary of Liberated Brands, a global leader in the sport, outdoor and lifestyle apparel industry, this asset adds yet another blue chip tenant to the Trust's portfolio.

## Investment fundamentals

Occupancy rate	100%
Lease term remaining	7 years
Annual rent ratchet	3% p.a.

## The tenant

Quiksilver Australia Pty Ltd is a subsidiary of Liberated Brands, a global leader in the sport, outdoor and lifestyle apparel industry. Sold in more than 100 countries through select department and specialty stores, in over 400 of their company-owned and operated retail stores and select online stores including 48 company-owned websites. Their portfolio of brands include Volcom, Billabong, Quiksilver, Spyder, RVCA, Roxy, Honolua and Captain Fin.



## Property features

Land area	37,630 sqm
Zone	Industrial 2
Site coverage	57%
Total GFA	21,302 sqm

## Property summary

Property comprised of two warehouse/office facilities connected by a fully enclosed transit area

### WAREHOUSE 1

Ground floor office	260 sqm
First floor office	255 sqm
Warehouse	7,355 sqm
Enclosed loading area	1,152 sqm
<b>SUBTOTAL</b>	<b>9,022 sqm</b>

### WAREHOUSE 2

Ground floor office	238 sqm
First floor office	312 sqm
Office above warehouse	587 sqm
Warehouse	10,968 sqm
Access way	175 sqm
<b>SUBTOTAL</b>	<b>12,280 sqm</b>

<b>TOTAL</b>	<b>21,302sqm</b>
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## The location

The location offers unrivalled proximity to major arterials and Geelong Port which plays a pivotal role in facilitating over \$7billion worth of trade annually.

Surrounding development includes warehousing and residential catchments which contribute to the large employment hub and expanding economy.

The precinct's growth potential is further enhanced by its proximity to major arterials and railway lines, such as the Princess Freeway, Geelong Ring Road, Thompson Road, Ballarat Road and the North Shore train station.

These key network routes provide convenience for businesses to operate and unparalleled accessibility to the expanding Avalon Airport and Melbourne's CBD.

# A substantial portfolio six years in the making



**75-95 & 105 Corio Quay Road, Geelong VIC 3220**

**SITE AREA:** 37,630 sqm  
**GROSS FLOOR AREA (GFA):** 21,302 sqm (approx.)  
**TENANTS:** Quiksilver Australia Pty Ltd



**45-53 South Pine Road, Brendale, QLD 4500**

**SITE AREA:** 26,910 sqm  
**GROSS FLOOR AREA (GFA):** 18,255 sqm (approx.)  
**TENANT:** Modern Star Pty Ltd



**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)



**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



**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



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**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

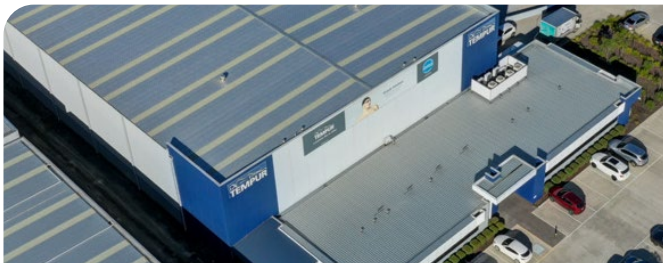


**19-29 Bosso Street, Paget, QLD 4740**

**SITE AREA:** 12,510 sqm

**GROSS LETTABLE AREA (GLA):** 4,445 sqm (approx.)

**TENANT:** Komatsu Australia Pty Ltd



**118 Colemans Road, Carrum Downs, VIC 3201**

**SITE AREA:** 13,199 sqm

**GROSS LETTABLE AREA (GLA):** 5,507 sqm (approx.)

**TENANT:** Tempur Australia Pty Ltd



**9-17 Bosso Street, Paget, QLD 4740**

**SITE AREA:** Lot 70, 4,336 sqm. Lot 71, 2,065 sqm (approx.)

**TENANT:** Komatsu Australia Pty Ltd



**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



## Find out more.

Start a conversation with us today.

Call **1800 230 099** or email **[investorrelations@trilogyfunds.com.au](mailto:investorrelations@trilogyfunds.com.au)**

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