

Trilogy Enhanced Income Fund

Invest in a portfolio of cash, cash-style assets and other financial assets with returns enhanced via exposure to the Trilogy Monthly Income Trust.

Trilogy Enhanced Income Fund ARSN 614 682 469

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

Investment Manager:

Trilogy Financing Pty Ltd
ABN 16 615 429 386
(CAR number: 1253178)





Investment Overview

Product name	Trilogy Enhanced Income Fund
Investment Strategy	To invest directly and indirectly in a portfolio of cash, cash-style 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 as well as income securities and to enhance returns via exposure to the pooled mortgage portfolio of the Trilogy Monthly Income Trust.
Unit price	Fixed at \$1.00*
Minimum investment	\$5,000
Minimum additional investment	No minimum additional investment.
Withdrawal notice period	Requests accepted each day. 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 (while the Fund is Liquid).
Inception	May 2017
Responsible Entity	Trilogy Funds Management Limited
Investment manager	Trilogy Financing Pty Ltd
Distributions	Calculated daily and paid monthly in arrears at a variable rate
Automatic reinvestment	Automatic reinvestment into the Fund. However, investors may choose that their distribution income is paid into their nominated bank account.
Responsible Entity (RE) management fee	0.35%p.a. (inclusive of GST) of the GAV of the units in the Fund, calculated daily, paid monthly.

* While the unit price is fixed, capital losses can occur in circumstances where an asset of the Fund incurs a capital loss. Past performance is not a reliable indicator of future performance.



Features of the Fund

No entry or exit fees

You are not charged a fee for your initial investment, or for a partial or full withdrawal. However, please note the RE management fee outlined in the PDS.

Fund manager experience

When you invest in the Trilogy Enhanced Income Fund, you delegate ongoing management and administration of the investment to an experienced investment manager, Trilogy Funds.

Investment opportunity

The Fund aims to take advantage of investment opportunities within the Australian cash market, cash-style assets and other financial assets, (which may include cash instruments, debt securities, bank bills, bonds, debt securities and income securities) and to enhance returns via exposure to the pooled mortgage portfolio of the Trilogy Monthly Income Trust.

Accessibility

The Fund is designed to provide you with an income-focused investment and access to your money in 30 days, while the Fund is liquid. Please note, withdrawal processing may take longer than 30 days and that six months is allowed under the Constitution.

Diversity across asset classes

Trilogy Enhanced Income Fund provides you with diversity across cash and cashstyle investments and an investment in loans secured by registered first mortgages over Australian real estate.

Automatic reinvestment

Unless you inform us otherwise, your income distributions will be automatically reinvested back into the Trilogy Enhanced Income Fund.

Making an informed decision on investment risk

At Trilogy Funds, we take risk seriously. You should be aware that investing in the Trilogy Enhanced Income Fund involves risks that could lead to the loss of some or all of your capital. For example, there are investment and structural risks associated with the underlying investments and separate risks associated with the underlying asset classes of cash, cash-style investments and other financial assets and indirect investment in a portfolio of loans secured by registered first mortgages over Australian real estate.

Why invest?

- > Competitive income returns
- > Monthly distributions**
- > Access to your money in 30 days**
- > Access to 'best of breed' fixed-interest investments
- > Returns enhanced by exposure to the Trilogy Monthly Income Trust
- > Dedicated and experienced in-house Investment team
- > Adds diversification to your broader investment portfolio



How the Fund works

The Fund invests directly and indirectly in a portfolio of cash, cash-style 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 as well as income securities. To enhance returns, part of the portfolio is invested in the Trilogy Monthly Income Trust (Trust). The Trust is a pooled mortgage trust that invests in loans secured by registered first mortgages over Australian property.

Read and understand the PDS

Before investing in any financial product, it's important that you read and understand the Product Disclosure Statement (PDS) and the Target Market Determination (TMD). The PDS for Trilogy Enhanced Income Fund is dated 10 April 2024 and the TMD is dated 10 April 2024 and are issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425.

Complete the application form and deposit funds

Investments in the Trilogy Enhanced Income Fund may only be made by completing the application form that accompanies the PDS. Details on how to provide your application money are set out in the PDS and on the application form.

Withdrawals

You may apply to withdraw all or part of your investment at any time while the Fund is liquid. 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. Please note, withdrawal processing may take longer than 30 days and that six months is allowed under the Constitution (please see the PDS for further details).

Trilogy Funds' approach to managing risk

As responsible entity for Trilogy Enhanced Income Fund, Trilogy has developed protocols and policies for managing the risks involved with investing in our products. However, you should consider risks such as liquidity risk, diversification risk, risk of losing income, principal invested or a diminished return. See section 6 of the PDS for more details on these risks.

The Investment Manager, which is a Corporate Authorised Representative of Trilogy Funds, pays careful attention to asset allocation and managing liquidity of the Fund with regular monitoring of exposure to underlying fund managers and balancing of the portfolio.





Find out more.

Start a conversation with us today.

Call 1800 230 099 or

email investorrelations@trilogyfunds.com.au

QUEENSLAND

Registered office:
Level 26, 10 Eagle Street
Brisbane QLD 4000
GPO Box 1648
Brisbane QLD 4001

NEW SOUTH WALES

Level 12, 56 Pitt Street
Sydney NSW 2000

VICTORIA

Level 9, 350 Collins Street
Melbourne VIC 3000

T 1800 230 099

(free call within
Australia)

+61 7 3039 2828

+800 5510 1230

(free call within

New Zealand)

This brochure is issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 (**Trilogy Funds**) as responsible entity for the Trilogy Enhanced Income Fund ARSN 614 682 469. Application for investment can only be made on the application form accompanying the Product Disclosure Statement (**PDS**) dated 10 April 2024 and by considering the Target Market Determination (**TMD**) dated 10 April 2024 for the Trilogy Enhanced Income Fund ARSN 614 682 469 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 no or lower than expected returns, or a loss of part or all of your capital. 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.