



Trilogy Funds

Fund Snapshot

FEBRUARY 2026





About Trilogy Funds

For over 25 years, Trilogy Funds has specialised in property-backed, income investments. We have successfully navigated numerous economic, property and interest rate cycles, seeking to maximise returns while preserving capital in our credit portfolios and pursuing growth in our property investment. Our experience, expertise and reputation enable us to source high quality opportunities for our retail, wholesale and institutional investors.

INDUSTRY ACCOLADES

Trilogy Industrial Property Trust



Trilogy Monthly Income Trust



	Trilogy Monthly Income Trust (TMIT)	Trilogy Enhanced Income Fund (TEIF)	Trilogy Industrial Property Trust (TIPT)	Trilogy Essential Retail Fund (TERF) <i>Currently taking EOI's</i>
Net distribution rate	7.10% p.a.	5.35% p.a.	7.50 CPU p.a. ² 6.69% p.a. current yield ³	7.00CPU p.a. ² 7.00% p.a. current yield ³
Average net total return since inception	7.48% p.a.	4.32% p.a.	Income 7.51% Growth 1.50% Total 9.01% p.a.	7.00% p.a.
Size	\$1.03 billion FUM	\$86 million FUM	\$326 million AUM	\$26 million AUM
Unit price	\$1.00 ⁴	\$1.00 ⁴	\$1.12 ⁵	\$1.00 ⁵
Launched	February 2007	May 2017	January 2018	September 2025
Distributions	Monthly ^{1,6}	Monthly ^{1,6}	Monthly ^{1,6}	Monthly ^{1,6}
Minimum holding period	Ordinary Units: Two months for initial investment ⁶ Platform Units: Nil ⁶	N/A - PDS does not specify	N/A - See withdrawals policy below	N/A – see withdrawal policy below
Minimum suggested time frame	Two years ⁶	Two years ⁶	Five years ⁶	Five years ⁶
Min. investment	\$10,000	\$5,000	\$20,000	\$20,000
Research/ratings	Foresight Analytics: Very Strong ⁷	Foresight Analytics: Very Strong ⁷		
Assets	Pooled mortgage investment trust: Loans secured by registered first mortgages over residential, commercial, industrial, and retail property sectors. Held over property geographically spread across Australia's states and territories.	Unlisted diversified income fund: Portfolio of cash, fixed interest 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 and income securities.	Unlisted industrial property trust: Designed to build a diverse portfolio of industrial properties located in key Australian regional and metropolitan precincts. Targets industrial properties that have the potential to provide regular, tax-advantaged distributions to investors, or could offer the opportunity to add value.	Unlisted property trust: Designed to deliver regular income with the potential for capital growth by acquiring and actively managing a portfolio of essential retail properties across key locations in Australia. Target assets include neighbourhood shopping centres and large format retail (LFR) assets, with a focus on essential services.
Withdrawals	Ordinary Units: A four month notice period is required for withdrawals, but they may be processed and paid in a shorter time at the discretion of Trilogy Funds. ⁶ Platform Units: Monthly. Requests must be received at least 7 business days prior to the last calendar day of the month.	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 Funds. ⁶	TIPT is an illiquid scheme and Investors may only make a withdrawal upon either a Withdrawal Offer or Interim Withdrawal Offer from the Responsible Entity. ⁶ Withdrawal Offers The Responsible Entity intends to make Withdrawal Offers once every four years. The last Withdrawal Offer occurred in March 2022, approximately four years after the inception of the Trust. Interim Withdrawal Offers The Responsible Entity intends to make Interim Withdrawal Offers on an annual basis, generally commencing on 1 February and closing 28 February each year, unless otherwise advised by the Responsible Entity.	TERF is currently a liquid scheme. While TERF is Liquid, Investors are expected to have the opportunity to make a withdrawal through the Primary Liquidity Event and the Limited Liquidity Event. ⁶ However, it is possible that TERF may not be liquid at times. If TERF is not liquid, then Investors will only be able to make a withdrawal in accordance with a withdrawal offer made by the Responsible Entity in accordance with the Corporations Act. Primary Liquidity Event The first Primary Liquidity Event is expected to occur in September 2029. Limited Liquidity Event The first Limited Liquidity Event is expected to occur in September 2028.

All figures are correct as at 28 February 2026 and rounded to the nearest million.

Disclaimers

1. Distribution frequency and amount are not guaranteed. Refer to the applicable PDS.
2. Total net distribution paid to investors for the 12 months to 28 February 2026. Variable rate.
3. Monthly distribution yield, annualised. Based on 28 February 2026 unit price.
4. While unit price is fixed, capital losses can occur in circumstances where an asset of the Trust incurs a capital loss. Past performance is not a reliable indicator of future performance.
5. Unaudited Unit Price as at 28 February 2026. Variable price and may change each month.
6. Subject to terms of the PDS and TMD.
7. The information contained in the Foresight Analytics report and encapsulated in the investment rating is of a general nature only. The report and rating reflect the opinion of Foresight Analytics and Ratings Pty Limited (AFSL 494552). It does not take into account an individual's objectives, financial situation, or needs. Professional advice should be sought before making an investment decision. A fee has been paid by the fund manager for the production of the report and investment rating.

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