

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.



**HIGHLY
COMMENDED**

Direct Property



WINNER

Direct Property



FINALIST

Direct Property



Historical performance^{1,2} as at 30 November 2024

	1 Month %	6 Month %	1 Year %PA	3 Year % PA	Since Launch % PA
Income	0.61	3.63	7.19	7.10	7.59
Growth	0.11	(1.16)	(0.67)	0.47	1.50
Total	0.72	2.47	6.52	7.57	9.09

Current yield³

as at 30 November 2024

7.26% PA

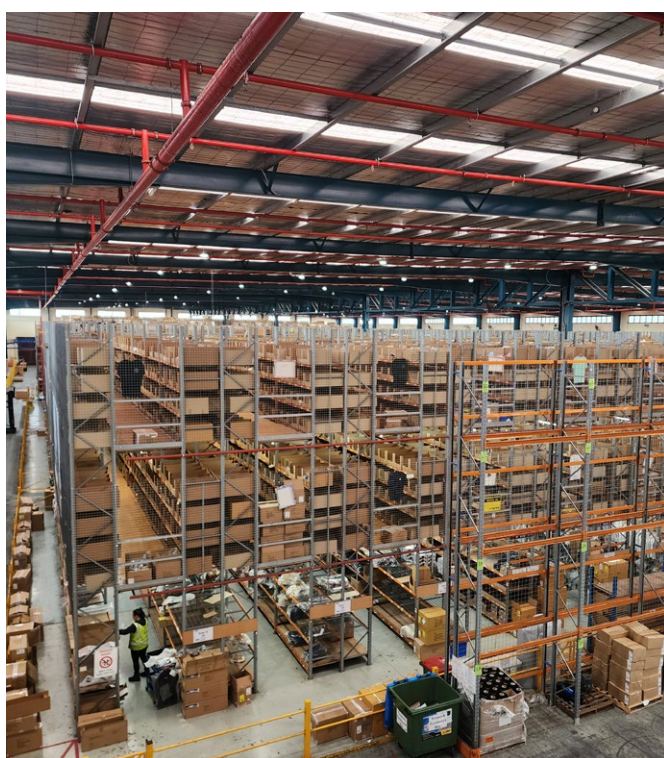
Investment overview

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 2023⁴, 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.

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: 5.57 years⁵
- Occupancy rate: 100%⁵
- 14 properties diversified across 4 states and territories, gross asset value \$291 million⁶
- 21 tenants diversified across mining, consumer goods, construction, transport/logistics and energy sectors⁵

1. Past performance is not a reliable indicator of future performance.
2. Total returns measured from first distribution payment - May 2018.
3. 30 November 2024 monthly distribution yield, annualised, based on 1 November 2024 unit price.
4. Tax deferred amounts may vary. Tax may be payable upon sale of units - see trilogyfunds.com.au/tax-deferred for details.
5. As at 30 November 2024.
6. As at 30 November 2024 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
SUBTOTAL	9,022 sqm

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
SUBTOTAL	12,280 sqm

TOTAL	21,302sqm
--------------	------------------

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): 18,848 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, Coolum 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

A substantial portfolio six years in the making



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): 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



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)

Issue date: December 2024

This brochure is issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 (**Trilogy Funds**) as responsible entity for the Trilogy Industrial Property Trust ARSN 623 096 944. Application for investment can only be made on the application form accompanying the Product Disclosure Statement (**PDS**) dated 11 September 2023 and by considering the Target Market Determination (**TMD**) dated 11 September 2023 for the Trilogy Industrial Property Trust ARSN 623 096 944 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. Past performance is not a reliable indicator of future performance. 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.

TRIOLOGYFUNDS.COM.AU