

# Convenience Retail - Brighton Village, WA

INVESTMENT OPPORTUNITY – INVITATION OF INTEREST | MAY 2025

## INDICATIVE KEY INVESTMENT METRICS

**7.00% p.a.**  
Targeted distribution<sup>1</sup>

**78% of income**  
underpinned by  
Coles

**7.48 Years**  
WALE  
(by income)

## POTENTIAL INVESTMENT OVERVIEW

Trilogy Funds is seeking expressions of interest for a rare opportunity to invest in a new managed investment scheme focused on the retail property sector. Brighton Village is a fully leased neighborhood shopping centre, anchored by a strong performing Coles supermarket and has been identified as the seed asset.

Brighton Village, Western Australia, is a single level shopping centre occupying a prime site at the intersection of Marmion Avenue and Kingsbridge Boulevard in the suburb of Butler, within the City of Wanneroo. The shopping centre is situated approximately 41 kilometres north of the Perth CBD and 17 kilometres from the Joondalup CBD.

With a Gross Lettable Area (GLA) of 3,831sqm this corner site location enjoys exposure to more than 35,000 cars daily and is poised to benefit from Perth's high growth northern corridor.

## ASSET FEATURES

- ✓ Coles anchored tenancy offering long dated lease (expires 2033) with additional 4x10-year renewal options
- ✓ 88% of current income from national and chain tenants
- ✓ 100% fully leased currently
- ✓ Long WALE due to longer term tenancies
- ✓ Located to capitalise on future population growth with prime street frontage and strong visibility
- ✓ Fixed annual rent reviews of 3.5-4.0% across all specialty tenants
- ✓ Specialty tenant rents below benchmark providing opportunity for positive rental reversion
- ✓ Potential income upside through asset enhancement



## PROPERTY OVERVIEW

Address	6 Kingsbridge Boulevard, Butler WA 6043 (City of Wanneroo)
Location	Joondalup CBD 17km, Perth CBD 41km
Site Size	12,190m <sup>2</sup>
GLA	3,831m <sup>2</sup>
Anchor Tenant	78% by total income (Coles tenancy)
Speciality Tenants	22% by total income (6 tenancies)
Car Park	201 at grade parking bays
Click & Collect	2 dedicated bays

## KEY POPULATION METRICS<sup>2</sup>

Forecasted Growth (2025 – 2046)

	Increase (#)	Increase (%)	Increase p.a. (%)
Butler and adj suburbs - Population	32,949	62.0%	2.3%
City of Wanneroo - Population	194,003	79.8%	3.8%
City of Wanneroo - Households	70,755	81.5%	2.9%
City of Wanneroo - 25-49 Age Group	66,889	77.5%	2.8%
Western Australia – Population <sup>3</sup>	618,642	21.1%	0.9%

1. Target distribution is indicative only. It is not a forecast and is subject to a number of assumptions which will be detailed in the PDS. If those assumptions prove to be incorrect, then it can impact on distributions. Prospective investors are encouraged to read the PDS in full including those assumptions and the risks associated with an investment in the Trust.

2. City of Wanneroo, Forecasts (<https://forecast.id.com.au/wanneroo/about-forecast-areas?WebID=10>)

3. ABS Statistics, Population Projections (<https://www.abs.gov.au/statistics/people/population/population-projections-australia/latest-release>)

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Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 (Trilogy Funds) intends to make a product disclosure statement (PDS) available which will contain an offer to acquire interests in a new fund which will acquire Brighton Village. It is expected the PDS will be available around June 2025. If you would like to receive a copy of the PDS once it is available, then please contact us and we will arrange for a copy of the PDS to be provided to you. Once available, a copy of the PDS will also be made available at [www.trilogyfunds.com.au](http://www.trilogyfunds.com.au). All prospective investors should consider the PDS before deciding whether to acquire an interest in the Fund. There are risks associated with investing which will be disclosed in the PDS.

**Target Market Summary**

This product is likely to be appropriate for investors seeking income distribution and capital growth where the investor has a long investment time frame, with a high risk/return profile. The product is unlikely to be appropriate for an investor who requires access to their capital sooner than 5 years.