

NOTICE TO INVESTORS - TRUST UPDATE MILTON OFFICE TRUST

Following our communication on 12 December 2025 which provided notice that the asset at 16 Marie Street, Milton was subject to an unconditional sale contract, we are writing to confirm that settlement was successfully completed on 16 December 2025.

Since settlement, our focus has been on finalising the Trust's wind-up process. As outlined previously, sale proceeds are being applied to repay debt and meet closing obligations, with remaining funds to be returned to investors.

An initial capital return of \$0.08 per unit will be processed within the next 10 business days, with any residual amounts to follow once final accounts, audit, and tax requirements are complete.

We recognise this has been a challenging period for investors and thank you for your patience and support throughout the life of the Trust.

For further information, please contact the Trilogy Funds Investor Relations team on **1800 230 999** or via investorrelations@trilogyfunds.com.au.

Yours sincerely

Trilogy Funds Management Limited

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