

Annual Report 2026

**TRILOGY ENHANCED
INCOME FUND**

ARSN 614 682 469

Issued by Trilogy Funds Management Limited
in its capacity as Responsible Entity

 **Trilogy Funds**



Your Annual Financial Report

Dear investor,

Thank you for your continued support of Trilogy Funds Management Limited (**Trilogy Funds**) and the **Trilogy Enhanced Income Fund**.

Throughout FY26, investors grappled with mixed economic conditions. Geopolitical tension in the Middle East resulted in higher oil prices and persistent inflationary pressures that led to restrictive monetary policy settings, contributing to an uncertain investment landscape.

These conditions highlighted the importance of our disciplined investment approach, prudent risk management and active portfolio oversight across both private credit and commercial property, where asset quality and consistent income remain key areas of focus.

As the business prepares for its next phase of growth, Trilogy Funds Group Pty Ltd (**Trilogy Funds Group**) continued the implementation of its long-term succession strategy. In early FY26, we announced that Henry and I were appointed Co-Managing Directors of both Trilogy Funds and Trilogy Funds Group, while Philip Ryan had transitioned from Managing Director of Trilogy Funds to Executive Chairman of Trilogy Funds Group.

To further strengthen the organisation's lending capabilities, Clinton Arentz was appointed Managing Director of Trilogy Financing Pty Ltd, which oversees Trilogy Funds Group's lending activities, while Daniel Trist was promoted to the newly created Head of Origination role.

Finally, recognising the ever-increasing importance of technology, cyber security and operational efficiency in delivering for investors and the organisation's stakeholders more broadly, Tom Freer commenced as Chief Technology Officer, strengthening our ability to support future growth.

We will continue to invest in our people, capabilities and processes as we remain focused on disciplined execution, prudent risk management and delivering sustainable, long-term value for investors.

Thank you once again for your support of Trilogy Funds.

Yours sincerely,

Justin Smart

Co-Managing Director
Trilogy Funds Management Limited

Henry Elgood

Co-Managing Director
Trilogy Funds Management Limited



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DIRECTORS' REPORT

For the year ended 30 June 2026

The Directors of Trilogy Funds Management Limited (Responsible Entity), the Responsible Entity of Trilogy Enhanced Income Fund (Scheme or Trust), present their report together with the financial statements of the Scheme for the year ended 30 June 2026. The Scheme was registered as a managed investment scheme on 15 September 2016.

Responsible entity

The Responsible Entity is incorporated and domiciled in Australia. The registered office and principal place of business of the Responsible Entity and the Scheme is Level 26, 10 Eagle Street, Brisbane, QLD, 4000.

Directors

The names of the directors of the Responsible Entity in office at any time during, or since the end of the period are:

Name and qualifications	Age	Experience and special responsibilities
Robert M Willcocks Independent Non-Executive Chairman BA, LL.B, LL.M	77	Member of the Audit & Risk Committee Former partner with Mallesons Stephen Jaques, then King & Wood Mallesons, now Mallesons Mr Willcocks has been a non-executive director (sometimes Chairman) of a number of listed companies Chairman – Responsible Entity since 9 October 2009
Rohan C Butcher Independent Non-Executive Director Grad Dip PM, BASc(QS), Registered Builder, Licensed Real Estate Agent	57	Member of the Lending Committee Consultant to several major companies providing development management services Director – Responsible Entity since 29 July 2008
Justin J Smart Executive Director and Company Secretary BCom, CPA	54	Member of the Audit & Risk Committee Mr Smart is co-managing director of Trilogy Funds Group Pty Ltd (the parent entity of the group), and is an executive director of Trilogy Funds Management Limited, and has over 25 years' experience in the financial services industry Director – Responsible Entity from 1 January 2023 Company Secretary – Responsible Entity since 11 July 2013
Henry F Elgood Executive Director MAICD	30	Member of the Audit & Risk Committee, Mr Elgood is co-managing director of Trilogy Funds Group Pty Ltd (the parent entity of the group), and is an executive director of Trilogy Funds Management Limited Director – Responsible Entity since 1 January 2023



DIRECTORS' REPORT

For the year ended 30 June 2026

Directors (continued)

Patrice A Sherrie Independent Non-Executive Director GAICD, FCA, B Bus	63	Patrice has over 35 years' experience in chartered accounting and commerce and is, and has been, a non-executive director of listed and unlisted organisations across multiple industries Independent Non-Executive Director – Responsible Entity from 25 February 2024 to 28 August 2026
Philip Anthon Independent Non-Executive Director LLB, GAICD	62	Chairman of the Audit & Risk Committee Philip has over 40 years' experience across regulatory risk management and compliance in the legal and financial services sectors, including senior executive roles at Perpetual Trustee Australia and Suncorp Metway Limited as well as acting as Chairman of FIIG Securities Limited Independent Non-Executive Director – Responsible Entity from 28 August 2026

Principal activities

As noted above, the Responsible Entity registered the Scheme as a managed investment scheme on 15 September 2016 and commenced operations from that date. The Scheme is domiciled in Australia.

The principal activity of the Scheme during the period was to invest a portion of the Scheme's funds in fixed income and cash-style investments, such as bank term deposits, bills of exchange, promissory notes, bonds, fixed or floating rate debt securities and income securities. These may be held directly or indirectly through listed or unlisted managed investment schemes, or other investment vehicles or portfolio arrangements.

The remaining portion of the Scheme's funds are invested in another registered managed investment scheme operated by the Responsible Entity, Trilogy Monthly Income Trust (TMIT), a registered pooled first mortgage fund secured against real property. The Scheme itself has no borrowings and there is no intention to borrow on behalf of the Scheme.

The purpose of the Scheme's investment mandate is to generate a competitive income stream for its investors. The Scheme did not have any employees during the year. The Responsible Entity aimed to pay investors withdrawals within 30 days notice, however the Constitution of the Scheme provided for withdrawals to be paid within a reasonable period not exceeding 6 months.

Financial overview

The net profit attributable to unitholders for the year ended 30 June 2026 is \$4,480,344 (2025: \$4,690,885). The average net return for unitholders for 30 June 2026 is 5.36% p.a. (2025: 5.91% p.a.). The number of units on issue declined over the year by 10,770,441 (2025: increase in units of 25,814,773) bringing the total units on issue to 76,097,968 (2025: 86,868,379).

Distributions to unitholders during the year totalled \$4,480,344 (2025: \$4,690,885). The total carrying value of the Scheme's net assets as at 30 June 2026 was \$76,097,968 (2025: \$86,868,379), representing a net asset value (NAV) of \$1.00 per unit (2025: \$1.00).



DIRECTORS' REPORT

For the year ended 30 June 2026

Principal activities (continued)

Distributions to unitholders

The return to unitholders of the Scheme was as follows (refer Note 5):

	2026 \$	2025 \$
Distributions paid during the period	4,027,893	4,318,579
Distributions payable at period end	452,451	372,306
	4,480,344	4,690,885
Average net return to unitholders p.a.	5.36%	5.91%

Units on issue

During the year, 47,879,890 units were issued for cash (2025: 67,433,821), of which 1,451,027 were issued through reinvestments of distributions (2025: 1,478,964). A total of 58,650,301 units were redeemed from the Scheme (2025: 41,619,048). The Scheme recorded no impairment losses during the year (2025: nil).

Units in the Scheme entitle the unitholder to participate in distributions and proceeds on the winding up of the Scheme in proportion to the number of units held.

On a show of hands each unitholder present at a meeting in person or by proxy is entitled to one vote, and on a poll each member has one vote for each dollar of the value of the total units they have in the Scheme.

Indirect cost ratio (ICR)

The ICR is the ratio of the Scheme's management costs over the Scheme's average net assets for the period, expressed as a percentage.

Management costs include management fees and other expenses or reimbursements deducted in relation to the Scheme, but do not include transactional and operational costs. Management costs are deducted from distributions to unitholders.

The ICR for the Scheme for the year 30 June 2026 is 0.00% p.a. (2025: 0.02% p.a.)

Interests of the Responsible Entity

The following fees were paid to the Responsible Entity from the Scheme during the period (refer Note 13(c)).

	2026 \$	2025 \$
Responsible Entity management fees	286,120	275,963
Responsible Entity management fees rebated	(47,522)	(216,436)
	238,598	59,527
<i>Other fees and expenses</i>		
Expenses incurred by the Responsible Entity, and other related entities, not reimbursed by the Scheme	209,492	168,021



DIRECTORS' REPORT

For the year ended 30 June 2026

Significant changes in the state of affairs

In the opinion of the Responsible Entity there were no significant changes in the state of affairs of the Scheme that occurred during the financial year.

Events subsequent to the end of the reporting period

Subsequent to year end, Patrice A Sherrie resigned as an Independent Director and Chair of the Audit and Risk Committee of Trilogy Funds Management Limited effective 28 August 2026. The Board appointed a replacement Independent Director and Chair of the Audit and Risk Committee, Philip Anthon, following Patrice's resignation. The resignation and appointment of the directors have not affected the operation of the Responsible Entity or the management of the Schemes.

Likely developments and expected results of operations

The Scheme will continue to pursue its principal activities in the next financial year in order to achieve the target return for unitholders.

Environmental regulation

The operations of the Scheme are not subject to any particular or significant environmental regulation under a law of the Commonwealth or of a State or Territory. There have been no known significant breaches of any other environmental requirements applicable to the Scheme.

Options

No options were:

- (i) Granted over unissued units in the Scheme during or since the end of the financial period;
- (ii) Granted to the Responsible Entity

No unissued units in the Scheme were under option as at the date on which this report is made.

No units were issued in the Scheme during or since the end of the period as a result of the exercise of an option over unissued units in the Scheme.

Indemnification of officers

Indemnification

Under the Scheme constitution the Responsible Entity is required to indemnify all current and former officers of the Responsible Entity (but not including auditors) against:

- (a) any liability for costs and expenses which may be incurred by that person in defending civil or criminal proceedings in which judgement is given in that person's favour, or in which the person is acquitted, or in the connection with an application in relation to any such proceedings in which the court grants relief to the person under the Corporations Act 2001; and



DIRECTORS' REPORT

For the year ended 30 June 2026

Indemnification of officers (continued)

Indemnification (continued)

- (a) a liability incurred by the person, as an officer of the Responsible Entity or of a related body corporate, to another person (other than the Responsible Entity or a related body corporate) unless the liability arises out of conduct involving a lack of good faith.

Insurance premium

During the year, the Responsible Entity paid an insurance premium in respect of a contract insuring each of the officers of the Responsible Entity. The amount of the premium is, under the terms of the insurance contract, confidential. The liabilities insured include costs and expenses that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as officers of the Responsible Entity or related body corporates. This insurance premium does not cover auditors. The Scheme has not indemnified any auditor of the Scheme.

Proceedings on behalf of the Responsible Entity

No person has applied for leave of Court to bring proceedings on behalf of the Responsible Entity in relation to Scheme, or intervene in any proceedings to which the Responsible Entity in relation to the Scheme is a party, for the purpose of taking responsibility on behalf of the Responsible Entity for all or any part of those proceedings. The Responsible Entity was not a party to any such proceedings during the year.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 6.

This report is made in accordance with a resolution of the Directors of the Responsible Entity.

Henry F Elgood
Co-Managing Director

30 September 2026
Sydney

Justin J Smart
Co-Managing Director

30 September 2026
Brisbane



AUDITORS INDEPENDENCE DECLARATION



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DECLARATION OF INDEPENDENCE BY N I BATTERS TO THE DIRECTORS OF TRILOGY FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY OF TRILOGY ENHANCED INCOME FUND

As lead auditor of Trilogy Enhanced Income Fund for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.

N I Batters

Director

BDO Audit Pty Ltd

Brisbane, 30 September 2026

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STATEMENT OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 30 June 2026

	Note	2026 \$	2025 \$
Revenue from investments	4	4,701,763	4,757,110
Net gain on financial instruments held at fair value	9(a)	18,245	-
Other income		52	76,411
		4,720,060	4,833,521
Expenses			
Responsible Entity management fees	13(c)	(238,598)	(59,527)
Net loss on financial instruments held at fair value	9(a)	-	(62,467)
Other expenses		-	(19,582)
Bank fees		(1,118)	(1,060)
		(239,716)	(142,636)
Profit for the year before finance costs		4,480,344	4,690,885
Profit for the year attributable to unitholders		4,480,344	4,690,885
Other comprehensive income			
Other comprehensive income		-	-
Total comprehensive income for the year		4,480,344	4,690,885

The statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes



STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Note	2026 \$	2025 \$
Assets			
Cash and cash equivalents	7	3,230,400	8,859,322
Trade and other receivables	8	190,752	289,214
Financial assets	9	73,164,860	78,178,736
Total assets		76,586,012	87,327,272
Liabilities			
Trade and other payables	10	35,593	86,587
Distributions payable	5	452,451	372,306
Total liabilities		488,044	458,893
Net assets attributable to unitholders - Equity		76,097,968	86,868,379

The statement of financial position should be read in conjunction with the accompanying notes



STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the year ended 30 June 2026

	Note	Total equity \$
Balance at 1 July 2024		61,053,606
<i>Comprehensive income:</i>		
Profit for the year		4,690,885
Other comprehensive income for the year		-
Total comprehensive income for the year		<u>4,690,885</u>
<i>Transactions with unitholders in their capacity as owners:</i>		
Applications	11	65,954,857
Redemptions	11	(41,619,048)
Units issued upon reinvestment of distributions	11	1,478,964
Distributions paid/payable	11	(4,690,885)
Balance at 30 June 2025		<u>86,868,379</u>
Balance at 1 July 2025		86,868,379
<i>Comprehensive income:</i>		
Profit for the year		4,480,344
Other comprehensive income for the year		-
Total comprehensive income for the year		<u>4,480,344</u>
<i>Transactions with unitholders in their capacity as owners:</i>		
Applications	11	46,428,863
Redemptions	11	(58,650,301)
Units issued upon reinvestment of distributions	11	1,451,027
Distributions paid/payable	11	(4,480,344)
Balance at 30 June 2026		<u>76,097,968</u>

The statement of changes in net assets attributable to unitholders should be read in conjunction with the accompanying notes



STATEMENT OF CASH FLOW

For the year ended 30 June 2026

	Note	2026 \$	2025 \$
Cash flows from operating activities			
Interest received - cash and cash equivalents		160,132	313,519
Distributions received - managed investment schemes		4,696,469	4,596,809
Fees paid to the Responsible Entity		(117,996)	(168,442)
Other fees paid		(161,576)	(156,523)
Net cash provided by operating activities	12	4,577,029	4,585,363
Cash flows from investing activities			
Investments in managed investment schemes		(6,500,000)	(13,862,467)
Redemptions from managed investment schemes		10,800,000	-
Investments in corporate bonds		(33,461,195)	(47,048,973)
Redemptions from corporate bonds		34,193,316	36,252,710
Net cash (used in)/provided by investing activities		5,032,121	(24,658,730)
Cash flows from financing activities			
Distributions paid to unit holders		(4,400,199)	(4,708,396)
Receipts from issue of units		47,812,428	67,248,323
Payments for redemption of units		(58,650,301)	(41,619,049)
Net cash provided by/(used in) financing activities		(15,238,072)	20,920,878
Net increase in cash and cash equivalents		(5,628,922)	847,511
Cash at beginning of the reporting period		8,859,322	8,011,811
Cash and cash equivalents at end of financial year	7	3,230,400	8,859,322

The statement of cash flows should be read in conjunction with the accompanying notes



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 1 Reporting entity

Trilogy Enhanced Income Fund (Scheme) is a registered managed investment scheme (MIS) under the Corporations Act 2001 (Act), and is an Attribution Managed Investment Trust (AMIT) under the Tax Laws Amendment (New Tax System for Managed Investment Trusts) Act 2016. The financial statements of the Scheme are for the year ended 30 June 2026. As stipulated by the Scheme's constitution, the life of the Scheme is limited to a period of not more than 80 years from the anniversary of the commencement of the Scheme. At this time, the Scheme is to realise the assets and distribute all surplus funds to unitholders. The Scheme is a for-profit entity.

Note 2 Basis of preparation

(a) Statement of policies

The financial statements are a general purpose financial report which has been prepared in accordance with Australian Accounting Standards including Australian Accounting Interpretations adopted by the Australian Accounting Standards Board (AASB) and the Act. The financial statements of the Scheme comply with International Financial Reporting Standards and interpretations in their entirety.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified where applicable, by the measurement at fair value of financial assets and financial liabilities. Assets and liabilities have been presented in decreasing order of liquidity, providing more reliable and more relevant information, due to the nature of activities of the Scheme.

The financial statements were approved by the Board of Directors of Trilogy Funds Management Limited (Responsible Entity) on 30 September 2026.

(b) Functional and presentation currency

These financial statements are presented in Australian dollars, which is the Scheme's functional currency.

(c) Key assumptions and sources of estimation

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised are disclosed in:

- Note 14(b): Financial risk management (credit risk).

There are no new relevant Accounting Standards mandatory for future reporting periods which need to be considered for early adoption.

The accounting policies set out below have been applied consistently to all periods presented in these financial statements. The Scheme has not early adopted any accounting standard.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 2 Basis of preparation (continued)

(d) New standards and interpretations not yet adopted

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the current reporting period and have not been early adopted by the Scheme. The Scheme's assessment of the impact of these new accounting standards, amendments and interpretations is set out below:

- Amendments to the Classification and Measurement of Financial Instruments – Amendments to AASB 9 and AASB 7 (effective for annual periods beginning on or after 1 January 2026). The AASB issued targeted amendments to AASB 9 and AASB 7 to respond to recent questions arising in practice, and to include new requirements for all reporting entities. Among other amendments, the AASB clarified the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system.
- AASB 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027). The IASB issued the new standard on presentation and disclosure in financial statements, which replaces AASB 101, with a focus on updates to the statement of profit or loss. The key new concepts introduced in AASB 18 relate to:
 - the structure of the statement of profit or loss with defined subtotals; the requirement to determine the most useful structured summary for presenting expenses in the statement of profit or loss;
 - required disclosures in a single note within the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and
 - enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

The Responsible Entity is currently still assessing the effect of the forthcoming standard and amendments. No other new standards or amendments to standards are expected to have a material effect on the financial statements of the Fund.

Note 3 Material accounting policies

(a) Cash and cash equivalents

Cash and cash equivalents include deposits at call with financial institutions and other highly liquid investments with short periods to maturity, which are readily convertible to cash on hand and are subject to an insignificant risk of changes in value on conversion.

(b) Revenue and income recognition

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Scheme and the revenue can be reliably measured. The following specific recognition criteria must also be met before income is recognised.

Interest income

Interest revenue is recognised on an accrual basis using the effective interest method.

Distribution income

Distribution income received from investments such as dividends and interest are recognised as revenue when the right to receive payment is established.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 3 Material accounting policies (continued)

(b) Revenue and income recognition (continued)

Changes in the fair value of investments

Net gains or losses on investments are fair valued through profit or loss and calculated as the difference between the fair value at sale, or at year end, and the fair value at the previous valuation point. This includes both realised and unrealised gains and losses but does not include interest or dividend revenue.

Classification

The Scheme classifies its investments based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. A financial asset is measured at amortised cost if it meets the following conditions:

- It is held within a business model whose objective is to hold assets and collect contractual cash flows;
- Its contractual term give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding; and
- It is not designated at fair value through profit or loss (FVTPL).

(c) Expenses

All expenses, including management fees, are recognised in the statement of profit or loss and other comprehensive income on an accruals basis.

(d) Taxation

Under current legislation the Scheme is not subject to income tax as its taxable income including assessable realised capital gains is distributed in full to the unitholders. The Scheme fully distributes its distributable income, calculated in accordance with the Scheme's constitution and applicable taxation legislation, to the unitholders who are presently entitled to the income under the constitution.

Realised capital losses are not distributed to unitholders but are retained in the Scheme to be offset against any future realised capital gains. If realised capital gains exceeds realised capital losses the excess is distributed to the unitholders.

Financial instruments held at fair value may include unrealised capital gains. Should such a gain be realised that portion of the gain that is subject to capital gains tax will be distributed so that the Scheme is not subject to capital gains tax.

(e) Unit prices

The unit price is based on unit price accounting outlined in the Scheme's Constitution and Product Disclosure Statement (PDS).

The entry and exit unit price is fixed at \$1.00 per unit. Generally, the price of units in a managed investment scheme varies as the market value of assets rises or falls, however the Scheme is operated using a fixed price methodology whereby the unit price is always fixed at \$1.00.

The Responsible Entity aims for the net asset value of each unit to be kept at \$1.00 by calculating, allocating and distributing interest and other income (which may include income received or accrued and unrealised gains) earned on the Scheme's investments at the end of the each month. Should it be necessary, the Scheme's constitution provides mechanisms to bring the net asset value per unit to \$1.00, which include suspending applications and redemptions, choosing to redeem investors' units and, in some circumstances, compulsorily redeeming units on a pro-rata basis.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 3 Material accounting policies (continued)

(e) Unit prices (continued)

Units are classified as equity when they satisfy the following criteria under AASB 132 *Financial Instruments: Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and it is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

The Scheme's units are classified as equity as they satisfy all the above criteria.

(f) Distributions to unitholders

Distributions to unitholders on units issued are recognised in the statement of changes in equity from 1 July 2017 as distributions paid/payable. Distributions paid to unitholders are included in cash flows from financing activities in the statement of cash flows.

(g) Applications and redemptions

Applications received for units in the Scheme are recorded net of any entry fees payable prior to the issue of units in the Scheme. Redemptions from the Scheme are recorded gross of any exit fees payable after the cancellation of units redeemed.

The application and redemption prices are determined as the net asset value of the Scheme per the Constitution adjusted for the estimated transaction costs, divided by the number of units on issue on the date of the application or redemption.

(h) Terms and conditions of units on issue

The Scheme holds assets consisting of investments in fixed income and cash and cash equivalent products, with residual amounts invested in a pooled mortgage investment trust. Unitholders are issued units based on the application price at the time of investment.

Each unit confers upon the unitholder an equal interest in the Scheme and is of equal value. A unit does not confer an interest in any particular asset or investment of the Scheme. Unitholders have various rights under the Constitution and the Corporations Act 2001, including the right to:

- have their units redeemed;
- receive income and capital distributions;
- attend and vote at meetings of unitholders; and
- participate in the termination and winding up of the Scheme.

(i) Finance costs

Interest expense includes the amortisation of any discount or premium, transaction costs or other differences between the initial carrying amount of the interest-bearing financial liability and its amount at maturity calculated on an effective interest rate basis.

(j) Trade and other receivables

Receivables are recorded at amortised cost less impairment and may include amounts for distributions and interest. Distributions are accrued when the right to receive payment is established. Interest is accrued at the reporting date from the time of last payment. Amounts are generally received within 30 days of being recorded as receivables.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 3 Material accounting policies (continued)

(k) Statement of changes in equity

The Scheme has completed a statement of changes in equity as all unitholder's funds have been classified as equity during the year.

(l) Goods and services tax

Management fees and other expenses are recognised net of the amount of GST recoverable from the Australian Taxation Office (ATO) as a reduced input tax credit (RITC).

Payables are stated with the amount of GST included.

The GST recoverable from the ATO is included in trade and other receivables, while GST payable to the ATO is included in trade and other payables, both of which are presented in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis.

(m) Trade and other receivables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Scheme during the reporting period, which remains unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

(n) Comparative figures

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current year.

Note 4 Revenue from investments

	2026			2025		
	Average balance \$	Interest revenue \$	Weighted average rate p.a.%	Average balance \$	Interest revenue \$	Weighted average rate p.a.%
Cash & TDs	5,590,305	160,132	2.86%	6,911,626	237,232	3.43%
MIS (i)	75,524,467	4,541,631	6.01%	71,626,307	4,519,878	6.31%
Total revenue		4,701,763	5.91%		4,757,110	6.17%

(i) MIS represents investments held in unlisted managed investment schemes.

Weighted average balance is comprised of the balance of each identified investment vehicle held by the Scheme at the end of each month for a 12 month period prior to 30 June. The weighted average rate is the blended rate returned to the Scheme based on the investment rate returned for a 12 month period prior to 30 June.

MIS represents the Schemes investment in Trilogy Monthly Income Trust (TMIT) and debt instruments held by the Scheme and managed under an Investment Management Agreement (IMA) with an external service provider.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 5 Distributions to unitholders

		2026		2025
	\$	Cents/unit p.a.	\$	Cents/unit p.a.
<i>Ordinary units</i>				
Distributions paid during the period	4,027,893	4.87	4,318,579	5.48
Distributions payable at period end	452,451	0.49	372,306	0.43
	4,480,344	5.36	4,690,885	5.91

Note 6 Auditors remuneration

During the period the following fees were paid or payable for services provided by the auditor of the Scheme, BDO Audit Pty Ltd (i):

	2026	2025
	\$	\$
<i>Audit and other assurance services</i>		
Audit of the financial statements	31,700	30,200
Audit of the compliance plan	7,800	7,300
Total remuneration for audit and other services	39,500	37,500

- (i) Auditor's remuneration is paid by The Trustee for the Trilogy Financing Trust, a related entity to the Responsible Entity, not by the Scheme (refer Note 13(c)).

Note 7 Cash and cash equivalents

	2026	2025
	\$	\$
Cash at bank	3,230,400	8,859,322
	3,230,400	8,859,322

Note 8 Trade and other receivables

	2026	2025
	\$	\$
Distributions receivable - MIS	188,333	188,492
Related Entity receivables (i)	-	100,722
GST receivable	2,419	-
	190,752	289,214

- (i) Related entity receivables is comprised of management fees rebated to the Scheme by the responsible entity. These funds have been received by the Scheme after the reporting period.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 8 Trade and other receivables (continued)

(a) Impairments

The Scheme recorded no impairment losses in respect of trade and other receivables for the period as part of the annual balance date review procedures.

(b) Past due but not impaired receivables

As at 30 June 2026 none of the Scheme's trade and other receivables were past due, nor were they impaired (30 June 2025: Nil).

(c) Collateral pledge

No collateral is held over trade and other receivables.

Note 9 Financial assets

	2026 \$	2025 \$
Investments in unlisted Managed Investment Schemes (i)	73,164,860	78,178,736
	73,164,860	78,178,736

- (i) The Scheme's investment mandate stipulates that investor funds are to be invested at a ratio of approximately 65% into cash and cash style investments (including unlisted MIS and rated corporate bonds) and approximately 35% into the Trilogy Monthly Income Trust (TMIT), a registered managed investment scheme for which Trilogy Funds Management Limited also acts as Responsible Entity.

The Scheme's investments are carried at fair value through profit or loss.

(a) Movement in financial assets

	2026 \$	2025 \$
Balance at beginning of period	78,178,736	53,582,473
Cash investments	39,961,195	60,911,440
Redemption of cash investments	(44,993,316)	(36,252,710)
Fair value gain/(loss) on investments	18,245	(62,467)
Balance at end of period	73,164,860	78,178,736



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 9 Financial assets

(b) Recognised fair value measurements

Fair value hierarchy

This section explains the judgements and estimates made in determining the fair value of the Scheme's investment in unlisted managed investment schemes. To provide an indication about the reliability of the inputs used in determining fair value, the Scheme has classified its investments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
2026				
Investments in unlisted MIS	-	73,164,860	-	73,164,860
	-	73,164,860	-	73,164,860
2025				
Investments in unlisted MIS	-	78,178,736	-	78,178,736
	-	78,178,736	-	78,178,736

There were no transfers between levels 1, 2 or 3 during the period.

AASB 13 *Fair Value Measurement* requires disclosure of fair value measurements by level in the fair value measurement hierarchy as follows:

Level 1: the instrument has quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: a valuation technique is used using inputs other than quoted prices within level 1 that are observable for the financial instrument, either directly (i.e. as prices), or indirectly (i.e. derived from prices); and

Level 3: a valuation technique is used using inputs that are not observable based on observable market data (unobservable inputs).

Valuation techniques used to determine level 2 and level 3 fair values

The fair value of the financial asset not traded in an active market (investments in unlisted managed investment schemes) is determined using valuation techniques which uses observable market data.

Note 10 Trade and other payables

	2026 \$	2025 \$
Trade payables	35,467	13,040
GST and non-resident withholding tax payable	126	6,085
Other payables (i)	-	67,462
	35,593	86,587

(i) Incomplete investor application monies.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 11 Net assets attributable to unitholders

The unitholders funds of the Scheme are classified as equity under the criteria of AASB 132 *Financial Instruments: Presentation*.

Movements in the number of units and net assets attributable to unitholders during the year were as follows:

	2026		2025	
	Ordinary units	Contributed capital	Ordinary units	Contributed capital
	No	\$	No	\$
Balance - 1 July	86,868,379	86,868,379	61,053,606	61,053,606
Units issued	46,428,863	46,428,863	65,954,857	65,954,857
Units issued upon reinvestment of distributions	1,451,027	1,451,027	1,478,964	1,478,964
Units redeemed	(58,650,301)	(58,650,301)	(41,619,048)	(41,619,048)
Distributions paid and payable	-	(4,480,344)	-	(4,690,885)
Profit for the year	-	4,480,344	-	4,690,885
Balance - 30 June	76,097,968	76,097,968	86,868,379	86,868,379

<i>Net asset value per unit</i>	2026	2025
Net asset value per unit as at 30 June	\$1.00	\$1.00

Units in the Scheme entitle the unitholder to participate in distributions and proceeds on the winding up of the Scheme in proportion to the number of units held.

On a show of hands each unitholder present at a meeting in person or by proxy is entitled to one vote, and on a poll each member has one vote for each dollar of the value of the total units they have in the Scheme.

Note 12 Reconciliation of cash flows from operating activities

	2026 \$	2025 \$
Profit for the year attributable to unitholders	4,480,344	4,690,885
<i>Adjustments for:</i>		
Net (increase)/decrease movement in fair value of financial instruments	(18,245)	62,467
<i>Changes in operating assets and liabilities:</i>		
(Increase)/decrease in trade and other receivables*	98,462	(167,680)
(Decrease)/increase in trade and other payables*	16,468	(309)
Net cash used in operating activities	4,577,029	4,585,363

*Net of funds to be received / returned to investors



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 13 Related party payables

(a) Responsible entity

The Responsible Entity of the Trilogy Enhanced Income Fund is Trilogy Funds Management Limited ABN 59 080 383 679.

(b) Key management personnel

The Scheme does not employ personnel in its own right. However, it is required to have an incorporated Responsible Entity to manage the activities of the Scheme. The Executive Directors of the Responsible Entity are key personnel of that entity, and their names are Justin J Smart and Henry F Elgood. As at the date of signing, the Responsible Entity also has three Non-Executive Directors, Robert M Willcocks, Rohan C Butcher and Philip Anthon. Subsequent to year end, Patrice A Sherrie resigned as an Independent Director and Chair of the Audit and Risk Committee of Trilogy Funds Management Limited effective 28 August 2026. The Board appointed Philip Anthon, Independent Director and Chair of the Audit and Risk Committee on 28 August 2026.

The Responsible Entity is entitled to a management fee which is determined on a daily basis, calculated on the total value of units on issue in the Scheme.

No compensation is paid to the Directors of the Responsible Entity or to the key personnel of the Responsible Entity by the Scheme.

(c) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:

Transactions recorded in the statement of profit and loss and other comprehensive income

	2026	2025
	\$	\$
<i>Fees paid directly by the Scheme</i>		
Responsible Entity management fees (i)	286,120	275,963
Responsible Entity management fees rebated (i)	(47,522)	(216,436)
	<u>238,598</u>	<u>59,527</u>



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 13 Related party payables (continued)

(c) Transactions with related parties (continued)

Transactions not recorded in the statement of profit and loss and other comprehensive income

	2026 \$	2025 \$
<i>Fees not paid directly by the Scheme (ii)</i>		
Audit and other assurance services (refer Note 6)	39,500	37,500
Compliance fees	2,146	2,519
Registry fees	43,283	37,337
Custodian fees	24,876	24,315
Marketing costs	26,322	16,000
Taxation fees	6,141	7,094
Platform fees	29,290	6,264
Postage and printing	37,934	36,992
	209,492	168,021

Balances recorded in the statement of financial position

	2026 \$	2025 \$
<i>Receivables</i>		
Trade and other receivables - distribution receivable (iii)	188,333	188,492
Trade and other receivables - management fee rebate (iv)	-	100,722
	188,333	289,214

Payables

Trade and other payables (i)	19,880	-
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- (i) The Responsible Entity is entitled to a management fee of 0.35% p.a. (including GST less RITC). This fee is calculated on the total value of units held by the Scheme. Costs are paid for by the Responsible Entity, or a related party to it, on behalf of the Scheme.
- (ii) Costs are paid for by the Responsible Entity, or a related party to it, on behalf of the Scheme.
- (iii) Receivable distributions from related parties are accrued on a monthly basis.
- (iv) Management fees rebated to the Scheme by the Responsible Entity.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 13 Related party payables (continued)

(d) Related party investments held by the scheme

Details of holdings by the Scheme in the Responsible Entity, other schemes operated by the Responsible Entity and entities associated with Directors of the Responsible Entity are as follows:

	Interest held %	Unitholding \$	Units issued No.	Units redeemed No.	Distributions paid and/or payable \$
2026					
Trilogy Monthly Income Trust	2.53	27,774,412	6,500,000	(10,800,000)	2,090,184
2025					
Trilogy Monthly Income Trust	3.40	32,074,412	13,800,000	-	2,038,222

(e) Units in the Scheme held by other related parties

Details of holdings in the Scheme by the Responsible Entity, other schemes operated by the Responsible Entity and entities associated with Directors of the Responsible Entity are as follows:

	Interest held %	Unitholding \$	Units issued No.	Units redeemed No.	Distributions paid and/or payable \$
2026					
Trilogy Monthly Income Trust	-	-	-	12,500,000	171,573
Trilogy Industrial Property Trust	0.66	500,000	-	-	27,274
Clarebrook Superannuation Fund	-	-	531	59,909	507
	0.66	500,000	531	12,559,909	199,354

	Interest held %	Unitholding \$	Units issued No.	Units redeemed No.	Distributions paid and/or payable \$
2025					
Trilogy Monthly Income Trust	14.39	12,500,000	11,500,000	-	425,680
Trilogy Industrial Property Trust	0.58	500,000	8,000,000	7,500,000	257,473
Clarebrook Superannuation Fund	0.07	59,378	3,502	-	3,469
Rojacan Pty Ltd	-	-	-	75,000	4,169
	15.04	13,059,378	19,503,502	7,575,000	690,791



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 13 Related party payables (continued)

(f) Key management personnel loan disclosures

The Scheme has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting period.

(g) Other transaction within the Scheme

Apart from those details disclosed in this note, no Director has entered into a material contract with the Scheme from inception to the end of the financial period and there were no material contracts involving Directors' interests subsisting at year end.

Note 14 Financial risk management

Overview

The Scheme's assets principally consist of investments in short term bank deposits and investments in other unlisted managed investment schemes. It holds these investment assets at the discretion of the Responsible Entity in accordance with the Scheme's constitution and PDS.

Specific financial risk exposures and management

The main risks the Scheme is exposed to through its financial instruments are capital risk, credit risk, liquidity risk and market risk relating to interest rate risk.

The nature and extent of the financial instruments employed by the Scheme are discussed below. This note presents information about the Scheme's exposure to each of the above risks, the Scheme's objectives, policies and processes for measuring and managing risk.

The Board of Directors of the Responsible Entity has overall responsibility for the establishment and oversight of the Scheme's risk management framework.

The Board is responsible for developing and monitoring the Scheme's risk management policies. The Responsible Entity's risk management policies are established to identify and analyse the risks faced by the Scheme, including those risks managed by the Responsible Entity, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Scheme's activities.

(a) Capital risk

Risk of capital loss and compulsory redemption units

The unit price is fixed at \$1.00 and the Responsible Entity aims to maintain a net asset value backing for each unit of \$1.00 per unit. However, it is possible that a capital loss on one or more of the Scheme's investments results in the value of a unit (or its 'net asset backing') becoming less than the fixed unit price of \$1.00. The constitution requires the Responsible Entity to take steps to bring the unit value back to \$1.00 which may result in suspension of further applications and withdrawals from the Scheme until income received or accrued brings the unit value back up to \$1.00, meaning that unitholders not be able to make further investments in the Scheme, and it may take longer than 30 days for a redemption request to be paid.

Additionally, if the net asset value of a unit is less than \$1.00 at the end of the month, then the constitution of the Scheme allows, and in certain circumstances, requires the Responsible Entity to implement a pro rata compulsory redemption and cancellation mechanism to return the net value of each unit on issue to \$1.00. This means that some units may be redeemed for nil value and cancelled to bring the net value of each of the Scheme's remaining units on issue to \$1.00.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 14 Financial risk management (continued)

(a) Capital risk (continued)

Capital management

The Scheme's capital management strategy seeks to maximise unitholder value through optimising the level and use of capital resources and the mix of debt funding.

The Scheme's capital management objectives aim to:

- Ensure that the Scheme complies with capital and distribution requirements of its Constitutions and PDS;
- Ensure sufficient capital resources to support the Scheme's operational requirements;
- Continue to support the scheme's credit worthiness; and
- Safeguard the Scheme's ability to continue as a going concern.

In a stable economic environment the Scheme is generally able to alter its capital mix by adjusting distributions paid to unitholders.

(b) Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Scheme and cause a loss. The Responsible Entity manages the exposure to credit risk on an ongoing basis.

The carrying amount of the Scheme's financial assets represents the maximum credit exposure. A reduction in the value of an investment may be from a political, social, or economic event during which credit markets may experience dislocation. The Scheme's maximum exposure to credit risk at the reporting date is as follows:

	Note	2026 \$	2025 \$
<i>Financial assets</i>			
Investments in financial instruments	9	73,164,860	78,178,736
		73,164,860	78,178,736

Investment risk – structure of underlying managed investment scheme

Where the Scheme invests in another managed investment scheme, it carries the risk that there could be a change of that fund's responsible entity/investment manager, loss of key personnel, or the responsible entity/investment manager may not meet their obligations or perform as expected, assets may be lost, inaccurately recorded or misappropriated, fees and charges may change, systems may fail and insurance may be inadequate or insurers not pay at all. Additionally, any changes in the economic or regulatory environment that impacts upon the performance of the responsible entity or investment manager of a fund may have an effect upon the returns obtained from the Scheme.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 14 Financial risk management (continued)

(b) Credit risk (continued)

Operations risk – structure of underlying managed Investment

A managed investment scheme that the Scheme invests in will carry the operational risks inherent in that particular scheme. For example, the assets in which the scheme invests in could be assigned credit ratings by independent ratings agencies and in the case where they are downgraded this could significantly reduce the value of an asset in the Scheme. Additionally, it is possible that the investment manager of a scheme that the Scheme invests in uses derivatives from time to time to manage risks of that scheme as considered appropriate by the relevant investment manager. These carry risks as well, including that the value of a derivative fails to move in line with the underlying assets, the potential liquidity of an asset, potential leverage resulting from the position and counterparty risk.

A further example concerns borrowing risk. While the Scheme does not intend to borrow, it could be that a scheme in which the Scheme invests has an ability to borrow. The risk with borrowing is that it magnifies both good and bad returns. Further, where the Scheme invests in listed income securities, these will carry the risk of volatility that arises from investments in the share market (including any capital gains or losses that may eventuate), which may have an impact on the returns obtained from the Scheme.

More general risks that may impact upon the Scheme when investing in a managed investment scheme include liquidity risk (if the scheme cannot meet withdrawal requests, this may have an impact on withdrawals from the Scheme), market risk (if the valuation of the scheme's assets are materially affected, this may have an impact on the value of the Scheme's assets) and interest rate risk (any change in returns from the assets of the scheme may have an impact on the returns obtained from the Scheme).

Investment environment risks

Changes to the regulatory environment relating to financial services, taxation and other regimes may adversely affect investors in the Scheme. Government policies can affect the Scheme in a number of ways that could be detrimental or beneficial to investors in the Scheme. Similarly, changes in the health or social environment can impact the Scheme and cause short term or long term market disruption to investments made by the Scheme that would be detrimental to investors in the Scheme. There can be no guarantee that investor confidence in credit or mortgage investments will not change in a manner adverse to investors in the Scheme. The general economic, health, social and political climates in which the Scheme operates or other like events are outside the control of the Scheme.

Credit risk - individual investments

A reduction in the value of an investment may be from political, social or economic events during which credit markets experienced and may continue to experience a degree of dislocation.

Short term bank deposits

This is the risk that the value of an individual investment made by the Scheme directly or indirectly in a cash related product may change or become more volatile, potentially causing a reduction in the value of the Scheme and increasing its volatility. This may be because, amongst other things, there are changes in the Government's policies, the Responsible Entity's operations or management, or business environment, or a change in perceptions of the risk of any investment. Various risks may lead to the issuer of the investment defaulting on its obligations and reducing the value of the investment to which the Scheme has an exposure.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 14 Financial risk management (continued)

(c) Liquidity risk

The Scheme is operated on the basis that it is 'liquid', meaning there is a reasonable expectation that at all times at least 80% of the Scheme's assets will be able to be realised for their market value within 6 months. Like the Scheme, the underlying funds the Scheme invests in are operated as liquid funds with redemptions available in a short period of time. However, it is possible that the underlying investments have assets that can be 'illiquid' in some circumstances, resulting in delays, or at worst, funds may become frozen. Additionally, there could be high volumes of withdrawal requests, which lead to the underlying funds or the Scheme delaying or freezing the processing of withdrawal requests and impacting the Scheme's ability to fund withdrawals.

The Scheme manages this risk through the following mechanisms:

- Preparing forward-looking cash flow analysis in relation to its operational, investing and financing activities;
- Monitoring undrawn credit facilities;
- Maintaining a reputable credit profile;
- Managing credit risk related to financial assets;
- Only investing surplus cash with major financial institutions; and
- Comparing the maturity profile of financial liabilities with the realisation profile of financial assets.

The timing of cash flows presented in the below table to settle financial liabilities reflects the earliest contractual settlement dates and does not reflect management's expectations that banking facilities will be rolled forward.

The tables below reflect an undiscounted contractual maturity analysis for financial liabilities.

	Carrying amount	Contractual cash flows	< 6 months	6-12 months	On call (i)
		\$	\$	\$	\$
2026					
<i>Financial liabilities</i>					
Distributions payable	452,451	452,451	452,451	-	-
Unitholder funds	76,097,968	76,097,968	-	-	76,097,968
Trade and other payables	35,593	35,593	35,593	-	-
	76,586,012	76,586,012	488,044	-	76,097,968
	Carrying amount	Contractual cash flows	< 6 months	6-12 months	On call (i)
		\$	\$	\$	\$
2025					
<i>Financial liabilities</i>					
Distributions payable	372,306	372,306	372,306	-	-
Unitholder funds	86,868,379	86,868,379	-	-	86,868,379
Trade and other payables	86,587	86,587	86,587	-	-
	87,327,272	87,327,272	458,893	-	86,868,379

(i) Subject to the terms and conditions of the Scheme's PDS.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 14 Financial risk management (continued)

(d) Market risk

Market risk is the risk that changes in market prices, such as interest rates, will affect the Scheme's income or the value of its holdings of financial instruments. Market risk embodies the potential for both loss and gains. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

Interest rate risk

Interest bearing financial assets and interest bearing financial liabilities are subject to both fixed and variable interest rates. The Scheme is subject to limited exposure to fair value interest rate risk due to fluctuations in the prevailing levels of market interest rates.

The Scheme's interest rate risk is managed on a daily basis by management in accordance with policies and procedures in place.

Interest rate sensitivity analysis

An increase or decrease of 100 basis points in interest rates as at the reporting date would have no effect on the net assets attributable to unitholders and operating results. This is due to the fact that interest revenue earned on the Scheme's financial assets is paid to unitholders as a monthly distribution (net of fees paid to the Responsible Entity) and consequently any increase or decrease in interest rates would be inversely reflected in the value of distributions paid by the Scheme.

Property value risk

The majority of the financial assets held by the Trilogy Monthly Income Trust, in which the Scheme invests, are secured by registered mortgages over real property in Australia. As a result, the Scheme is subject to property value risk in the prevailing levels of market property values. As Trilogy Funds Management Limited acts as Responsible Entity for both the Scheme and the Trilogy Monthly Income Trust, it seeks to manage property value risk on a regular basis by implementing policies and procedures, including but not limited to:

- The adoption of maximum loan to valuation ratios of 70.00% for new loans;
- Loans limited to \$50,000,000; and
- Geographic restrictions.

Property value sensitivity analysis

Due to the relatively short term nature of the loans originated by the Responsible Entity within the Trilogy Monthly Income Trust, the Scheme is not overtly exposed to fluctuations in property values.

Other market risk

The Scheme is not exposed to other material market risks on its financial assets and liabilities.

(e) Fair value estimation

The fair values of financial assets and liabilities approximate their carrying value.

The aggregate fair values and carrying amounts of financial assets and liabilities are disclosed in the statement of financial position and in the notes to the financial statements.



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2026

Note 15 Custodian of the Scheme

The Scheme's custodian is The Trust Company Limited. The custodian holds title to the net assets of the Scheme in its name on behalf of the Scheme. The total value of net assets held by the custodian at cost as at 30 June 2026 is \$76,097,968 (2025: \$86,868,379).

The custodian is entitled to a minimum annual administration fee of \$19,572 (plus GST) (2025: \$19,214). These fees are paid by the Responsible Entity.

The relationship between the custodian and Responsible Entity is set out in the Custodial Agreement.

Note 16 Litigation and contingent liabilities

There are no contingent liabilities or contingent assets at 30 June 2026 (2025: nil).

Note 17 Events subsequent to reporting date

Subsequent to year end, Patrice A Sherrie resigned as an Independent Director and Chair of the Audit and Risk Committee of Trilogy Funds Management Limited effective 28 August 2026. The Board appointed a replacement Independent Director and Chair of the Audit and Risk Committee, Philip Anthon, following Patrice's resignation. The resignation and appointment of the directors have not affected the operation of the Responsible Entity or the management of the Schemes.



DIRECTORS' DECLARATION

For the year ended 30 June 2026

In the opinion of the Directors of Trilogy Funds Management Limited (Responsible Entity), the Responsible Entity of Trilogy Enhanced Income Fund (Scheme):

- (a) The financial statements and notes, as set out on pages 7 to 28 are in accordance with the Corporations Act 2001, including:
 - giving a true and fair view of the Scheme's financial position as at 30 June 2026 and of its performance, for the year ended 30 June 2026 and
 - complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001;
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 2; and
- (c) There are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Board of Directors of the Responsible Entity.

Henry F Elgood
Co-Managing Director

30 September 2026
Sydney

Justin J Smart
Co-Managing Director

30 September 2026
Brisbane

INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Trilogy Enhanced Income Fund

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Trilogy Enhanced Income Fund (the Registered Scheme), which comprises the statement of financial position as at 30 June 2026, the statement of profit or loss and other comprehensive income, the statement of changes in net assets attributable to unitholders and the statement of cash flows for the year then ended, and notes to the financial report, including material accounting policy information and the directors' declaration of as Trilogy Funds Management as Responsible Entity of Trilogy Enhanced Income Fund

In our opinion the accompanying financial report of Trilogy Enhanced Income Fund, is in accordance with the *Corporations Act 2001*, including:

- (i) Giving a true and fair view of the Registered Scheme's financial position as at 30 June 2026 and of its financial performance for the year ended on that date; and
- (ii) Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of financial reports in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Trilogy Funds Management Fund as Responsible Entity of Trilogy Enhanced Income Fund, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The directors of Trilogy Funds Management Limited as Responsible Entity of Trilogy Enhanced Income Fund are responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Director's report, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the Financial Report

The directors of Trilogy Funds Management Limited as Responsible Entity of Trilogy Enhanced Income Fund are responsible for the preparation of:

- a) the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and

for such internal control as the directors determine is necessary to enable the preparation of:

- i) the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error; and

In preparing the financial report, the directors are responsible for assessing the Registered Scheme's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Registered Scheme or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at:

http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

BDO Audit Pty Ltd



N I Batters

Director

Brisbane, 30 September 2026



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