

TRIOLOGY

Trilogy Enhanced Income Fund

INVEST IN A PORTFOLIO OF CASH, CASH-STYLE
ASSETS AND OTHER FINANCIAL ASSETS WITH
RETURNS ENHANCED VIA EXPOSURE TO THE
TRIOLOGY MONTHLY INCOME TRUST.

ENHANCED

Trilogy Enhanced Income Fund ARSN 614 682 469

Responsible Entity:
Trilogy Funds Management Limited
ABN 59 080 383 679 AFSL 261425

Investment Manager:
Trilogy Financing Pty Ltd
ABN 16 615 429 386 (AR Number 1253178)

[TRIOLOGYFUNDS.COM.AU/ENHANCED](https://trilogyfunds.com.au/enhanced)



How the Fund works

The Fund invests directly and indirectly in a portfolio of cash, cash-style 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 as well as income securities. To enhance returns, part of the portfolio is invested in the Trilogy Monthly Income Trust (Trust). The Trust is a pooled mortgage trust that invests in loans secured by registered first mortgages over Australian property.

READ AND UNDERSTAND THE PDS

Before investing in any financial product, it's important that you read and understand the Product Disclosure Statement (PDS). The PDS for Trilogy Enhanced Income Fund is dated 28 July 2020 and issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261 425.

COMPLETE THE APPLICATION FORM AND DEPOSIT FUNDS

Investments in the Trilogy Enhanced Income Fund may only be made by completing the application form that accompanies the PDS. Details on how to provide your application money are set out in the PDS and on the application form.

WITHDRAWALS

You may apply to withdraw all or part of your investment at any time while the Fund is liquid. 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. Please note, withdrawal processing may take longer than 30 days and that six months is allowed under the Constitution (please see the PDS for further details).

Investment Overview

Product name	Trilogy Enhanced Income Fund
Investment Strategy	To invest directly and indirectly in a portfolio of cash, cash-style 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 as well as income securities and to enhance returns via exposure to the pooled mortgage portfolio of the Trilogy Monthly Income Trust.
Unit price	Fixed at \$1.00
Minimum investment	\$5,000
Minimum additional investment	\$1,000
Withdrawal notice period	Requests accepted each day. 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.
Inception	November 2016
Responsible Entity	Trilogy Funds Management Limited
Investment manager	Trilogy Financing Pty Ltd
Distributions	Calculated daily and paid monthly in arrears at a variable rate
Automatic reinvestment	Automatic reinvestment into the Fund. However, investors may choose that their distribution income is paid into their nominated bank account.
Responsible Entity (RE) management fee	0.35%p.a. (inclusive of GST) of the GAV of the units in the Trust, calculated daily, paid monthly.

Features of the Fund

NO ENTRY OR EXIT FEES

You are not charged a fee for your initial investment, or for a partial or full withdrawal. However, please note the RE management fee outlined in the PDS.

FUND MANAGER EXPERIENCE

When you invest in the Trilogly Enhanced Income Fund, you delegate ongoing management and administration of the investment to an experienced investment manager, Trilogly.

INVESTMENT OPPORTUNITY

The Fund aims to take advantage of investment opportunities within the Australian cash market, cash-style assets and other financial assets, (which may include cash instruments, debt securities, bank bills, bonds, debt securities and income securities) and to enhance returns via exposure to the pooled mortgage portfolio of the Trilogly Monthly Income Trust.

ACCESSIBILITY

The Fund is designed to provide you with an income-focused investment and access to your money in 30 days, while the Fund is liquid. Please note, withdrawal processing may take longer than 30 days and that six months is allowed under the Constitution.

DIVERSITY ACROSS ASSET CLASSES

Trilogly Enhanced Income Fund provides you with diversity across cash and cash-style investments and an investment in loans secured by registered first mortgages over Australian real estate.

AUTOMATIC REINVESTMENT

Unless you inform us otherwise, your income distributions will be automatically reinvested back into the Trilogly Enhanced Income Fund.

MAKING AN INFORMED DECISION ON INVESTMENT RISK

At Trilogly, we take risk seriously. You should be aware that investing in the Trilogly Enhanced Income Fund involves risks that could lead to the loss of some or all of your capital. For example, there are investment and structural risks associated with the underlying investments and separate risks associated with the underlying asset classes of cash, cash-style investments and other financial assets and indirect investment in a portfolio of loans secured by registered first mortgages over Australian real estate.



About Trilogy

Trilogy offers a range of investment opportunities that share the common goal of providing income-focused solutions designed to help investors achieve their financial goals. We manage pooled and contributory mortgage funds, direct real property funds and other investment offerings on behalf of thousands of investors.

Trilogy can trace its origins back to 1998 when a law firm, of which Philip Ryan was a partner, commenced an investment company managing income and property funds on behalf of investors. That company grew to become Trilogy Funds Management Limited, which was co-founded by Rodger Bacon and John Barry, when they exited Challenger Financial Services Limited in 2004. Today, Rodger, Philip and John are all still Executive Directors of Trilogy.

Trilogy continues to grow its funds under management across a robust portfolio of products aligned to their mission to help investors build their wealth, one month at a time, with our income-focused investment solutions.

TRILOGY'S APPROACH TO MANAGING RISK

As responsible entity for Trilogy Enhanced Income Fund, Trilogy has developed protocols and policies for managing the risks involved with investing in our products. However, you should consider risks such as liquidity risk, diversification risk, risk of losing income, principal invested or a diminished return. See section 5 of the PDS for more details on these risks.

The Investment Manager, which is a Corporate Authorised Representative of Trilogy, pays careful attention to asset allocation and managing liquidity of the Trust with regular monitoring of exposure to underlying fund managers and balancing of the portfolio.



Find out more

Start a conversation with us today.

Call 1800 230 099 or email investorrelations@trilogyfunds.com.au

TRIOLOGYFUNDS.COM.AU

BRISBANE

(Registered Office)

Level 23
10 Eagle Street
Brisbane Qld 4000

GPO Box 1648
Brisbane Qld 4001

SYDNEY

Level 13
56 Pitt Street
Sydney NSW 2000

MELBOURNE

Level 2, Riverside Quay
1 Southbank Blvd
Melbourne VIC 3006

P 1800 230 099
(within Australia)

or +61 7 3039 2828

F +61 7 3039 2829

E investorrelations@trilogyfunds.com.au

Trilogy Enhanced Income Fund

ARSN 614 682 469

Responsible Entity:
Trilogy Funds Management Limited
ABN 59 080 383 679
AFSL 261425

Investment Manager:
Trilogy Financing Pty Ltd
ABN 16 615 429 386
(AR number: 1253178)

IMPORTANT INFORMATION: This brochure is issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 and provides general information only. It does not provide financial product advice nor is it an offer of securities. If you require personal advice on the suitability or other aspect of this investment, consult a licensed Adviser, who will conduct an analysis based on your circumstances. Applications can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 28 July 2020 and available at Trilogy Funds Management Limited and available at www.trilogyfunds.com.au. Investments involve risk such as liquidity risk, diversification risk, risk of losing income, principal invested or a diminished return. Investments in Trilogy Enhanced Income Fund are not bank deposits and are not government guaranteed. The rate of return or the return of your capital is not guaranteed.