



MURRAY  
DARLING  
CAPITAL

# MDC Trilogy Wholesale Yield Fund I

Now open  
**Wholesale Investors only**

**Trustee & Custodian**

Specialised Investment and Lending Corporation Pty Ltd (SILC)  
ACN 149 520 918 AFSL 407100

**Investment Manager**

MDC Trilogy Investment Management I Pty Ltd ATF MDC Trilogy Investment Management I Trust  
ABN 69 286 785 943



# MDC Trilogy Wholesale Yield Fund I<sup>^</sup>

Targeted yield 10.00% p.a.<sup>1</sup>

## Investment overview

The MDC Trilogy Wholesale Yield Fund I (Fund) intends to offer investors the opportunity to gain economic exposure to the Australian residential property market via ownership of property management assets (predominantly rent rolls).

Murray Darling Capital (MDC) and Trilogy Funds invite you to be one of the first to explore/consider investing in this new type of wholesale fund.

Leveraging the skills and experience of MDC and Trilogy Funds, the Fund is designed to gain economic exposure to the performance of a significant portfolio of property management assets, held by MDC Trilogy Group.

MDC Trilogy Group intends to initially target strategic investments in New South Wales, Queensland and Victoria with an emphasis on attractively priced assets located in areas with favourable demographics, strong rental appreciation potential and high demand from renters and investors.

## Why property management assets?

The Australian residential property sector has been one of the strongest performing asset classes available over the last 5 years.

Leading corporate advisory firm, MDC and Trilogy Funds, regarded as one of Australia's leading property-based fund managers, have designed a new opportunity to gain economic exposure to this market and the performance of property management assets, or rent rolls.

We believe that property management assets generally offer greater tenant diversity and generate higher and less volatile returns than direct residential property investment, which fluctuates with interest rates.

The industry is also ripe for disruption and consolidation:

- Many real estate agents are either focused on the sales side of their businesses or do not always have the scale of rent roll or staff to drive optimal value from the portfolio
- Advances in technology are facilitating improved processes and efficiencies that will help increase the ROI of large property management portfolios
- Real estate agents are finding it increasingly difficult to build their own rent rolls through acquisition or organically due to an inability to access funding.

MDC and Trilogy Funds have developed a consistent and scalable process to deliver competitive yield from acquisition and management of property management assets.

Leading ASX-listed real estate business The Agency Group Ltd, has been engaged to manage the properties acquired through the Fund.

<sup>1</sup> Target annualised net distribution rate (net of fees, costs and taxes) paid quarterly. This rate is not guaranteed and is subject to change. Please refer to the Fund's Information Memorandum (IM) for details including risks.

<sup>^</sup> This summary is not an offer or solicitation to purchase interests in the Fund. Such interests are only offered pursuant to the terms of the IM which should be reviewed carefully prior to investing. Please refer to the Fund's IM for details including risks.



# Details of proposed offering<sup>^</sup>

<b>Fund name</b>	MDC Trilogy Wholesale Yield Fund I
<b>Investment strategy</b>	The Fund will subscribe for Loan Notes issued by MDC Trilogy Holdings I Pty Ltd (MDC Trilogy Holdings). MDC Trilogy Holdings will in turn use that money to acquire property management assets through subsidiaries, predominantly consisting of residential management assets (e.g., tenancy management agreements, rent rolls) ( <b>Assets</b> ) in Australia.
<b>Expected offer opening</b>	August 2022
<b>Expected issue price</b>	\$1.00
<b>Minimum investment</b>	\$250,000
<b>Term</b>	Open ended
<b>Targeted net distribution rate</b>	10.00% p.a. <sup>1</sup> paid quarterly
<b>Minimum investment period</b>	12 months
<b>Redemption cycle</b>	Quarterly redemptions may be made available subject to the terms of the Information Memorandum
<b>Investment Manager</b>	The Trustee for MDC Trilogy Investment Management I Trust
<b>Trustee &amp; Custodian</b>	Specialised Investment and Lending Corporation Pty Ltd (SILC) is the Trustee for the Fund and will be responsible for holding the title to the Fund's assets.
<b>Key service provider</b>	The Agency Group Ltd (ASX:AU1) engaged via an operational agreement that governs the day-to-day operations.

<sup>^</sup> Please refer to the Fund's Information Memorandum (IM) for details including risks. Such interests are only offered pursuant to the terms of the IM which should be reviewed carefully prior to investing.

<sup>1</sup> Targeted net distribution rate (net of fees, costs and taxes) paid quarterly. This rate is not guaranteed and is subject to change.

## Managing the asset portfolio

Due diligence is currently underway on several potential acquisitions, with a strong pipeline identified over the next 6-12 months.

Income is intended/expected to be derived from letting fees, management fee rights to the portfolio of properties on the rent rolls and a portion of sales commissions generated by the agents when properties within the portfolio are sold, as well as income from any other assets of the portfolio.

MDC Trilogy Group's acquisition and management processes will benefit from the extensive experience of the Investment Committee including executives from MDC, Trilogy Funds and The Agency.

## Interested?

### Investor enquiries

**Wyatt Leonard**,  
Head of Distribution  
**M** 0401 047 494 **E** w.leonard@trilogyfunds.com.au

### Adviser enquiries

**Nicole Ott**  
National Manager – Dealer Groups & Platforms  
**M** 0432 105 114 **E** n.ott@trilogyfunds.com.au

**Walter Raspopin**  
Distribution Manager QLD, SA, TAS  
**M** 0427 355 909 **E** w.raspopin@trilogyfunds.com.au

**John Law**  
Distribution Manager NSW, ACT  
**M** 0403 711 524 **E** j.law@trilogyfunds.com.au

**Matthew Felsman**,  
Distribution Manager NSW  
**M** 02 8028 2822 **E** m.felsman@trilogyfunds.com.au

**Karl Linder**  
Distribution Manager VIC  
**M** 0418 311 605 **E** k.linder@trilogyfunds.com.au

**Dennis Cargill**  
Distribution Manager WA  
**M** 0468 631 010 **E** d.cargill@trilogyfunds.com.au

# MDC Trilogy Wholesale Yield Fund I

## TRUSTEE & CUSTODIAN

Specialised Investment and Lending Corporation Pty Ltd (SILC)  
ACN 149 520 918 AFSL 407100

## INVESTMENT MANAGER

MDC Trilogy Investment Management I Pty Ltd  
ATF MDC Trilogy Investment Management I Trust  
ABN 69 286 785 943  
Level 26, 10 Eagle Street  
Brisbane QLD 4000  
**P** (07) 3039 2828

## INVESTOR RELATIONS

Free call (within Australia) 1800 230 099  
Between 8.30 am and 5.00 pm weekdays  
(Australian Eastern Standard Time)

This brochure is issued by MDC Trilogy Investment Management I Pty Ltd ATF MDC Trilogy Investment Management I Trust. (MDC Trilogy Investment Management). MDC Trilogy Investment Management has a CAR No. 001298231 authorised by Gibraltar Capital Pty Limited ACN 610 194 986 AFSL 493813. This brochure is intended as an expression of interest only and does not constitute an offer of units. This brochure is only to be distributed to investors who meet the definition of a wholesale investor as defined in the Corporations Act 2001. Any information in here is for informational purposes only and does not constitute financial product advice.

This content is general only and does not consider your objectives, financial situation or needs. You should consider whether the product is suitable for you and your personal circumstances and we recommend that you seek personal financial product advice on your objectives, financial situation or needs and obtain and read the relevant information memorandum before making any investment decision. The information memorandum is available at [trilogyfunds.com.au/mdc-trilogy-wholesale](http://trilogyfunds.com.au/mdc-trilogy-wholesale). You should read the information memorandum in full and, understand the risks, and seek personal advice from a licensed financial adviser before investing. The performance of this investment is not guaranteed by Trilogy Funds or Murray Darling Capital.