

Trilogy Industrial Property Trust

A multi-award winning direct property fund, capitalising on well-established economic trends with a management style seeking value-add opportunities, reliable tax-effective income and capital growth.

Open for investment

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



Trilogy Industrial Property Trust

Gain exposure to Australian industrial property by investing with an award winning fund manager.



**HIGHLY
COMMENDED**

Direct Property



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Direct Property



- **2023 WINNER** - Money Management Rising Star of the Year
- **2023 WINNER** - Financial Newswire/SQM Direct Property Fund Manager of the Year
- **2022 FINALIST** - Financial Newswire/SQM Direct Property Fund Manager of the Year

Historical performance^{1,2} as at 30 April 2026

	1 Month	3 Month	6 Month	1 Year	3 Year p.a.	5 Year p.a.	Inception p.a.
Income	0.56%	1.67%	3.37%	6.93%	7.11%	7.10%	7.49%
Growth	(0.26%)	0.59%	2.06%	2.97%	(0.06%)	2.11%	1.48%
Total	0.30%	2.26%	5.43%	9.90%	7.05%	9.21%	8.97%

Current yield³

as at 30 April 2026

6.68% PA

Investment overview

Investment objective

To maximise potential investor returns by investing in a portfolio of industrial properties located in established regional and metropolitan precincts, diversified by both geographical location and the industries in which the tenants operate.

Management style

The Trust employs an active management style seeking acquisitions that represent strong value, the opportunity for favourable lease renegotiation and the potential for tenant-led value-add opportunities. Refurbishment or improvement works that add value for tenants can create an incentive for tenant-led expansion.



Why invest?

Reduced price volatility

Compared with exchange-traded investments like listed REITs, unit prices of unlisted property trusts do not fluctuate when investor sentiment or other factors lead to market volatility.

Monthly, tax-effective distributions

The Trust's distributions may include tax-deferred amounts. Depending on your marginal tax rate and individual circumstances, this may reduce the total tax you may otherwise have paid. It is recommended you speak to a taxation adviser before making any investment decision to discuss tax-deferred income.

Asset class benefits from well-established trends

Industrial assets include warehouses, showrooms, storage facilities and manufacturing, logistics and distribution centres. This sector benefits from a range of well-established trends and themes including persistent growth in e-commerce, infrastructure development, and operational onshoring in a post-covid economy.

Strong portfolio of long leases with tenants of good covenant

- Weighted average lease expiry by income: 3.95 years⁵
- Occupancy rate: 100%⁵
- 16 properties diversified across 4 states and territories, gross asset value \$320 million⁶
- 21 tenants diversified across mining, consumer goods, construction, transport/logistics and energy sectors⁵

1. Past performance is not a reliable indicator of future performance.
2. Total returns measured from first distribution payment - May 2018.
3. Monthly distribution yield, annualised, based on 30 April 2026 unit price.
4. Tax deferred amounts may vary. Tax may be payable upon sale of units - see trilogyfunds/tax-deferred for details.
5. As at 30 April 2026.
6. As at 30 April 2026 and rounded to the nearest million.

Case study: Blue-chip asset acquisition

This case study examines a high-quality industrial property located within the well established Northern Geelong Industrial precinct.

75-95 & 105 Corio Quay Road North Geelong comprises a substantial landholding of 3.8ha accommodating two warehouses/office facilities. It offers high exposure to Corio Quay, rear frontage to the Melbourne/Geelong Railway line and is directly opposite the Geelong Port.

The acquisition offers strong investment fundamentals to the Trust, including a WALE of seven years, plus an option for the tenant to extend their lease for a further seven years and fixed annual rent increases of 3%.

Fully tenanted by Quiksilver Australia Pty Ltd, a global leader in the sport, outdoor and lifestyle apparel industry, this asset adds yet another blue chip tenant to the Trust's portfolio.

Investment fundamentals

Occupancy rate	100%
Lease term remaining	7 years
Annual rent ratchet	3% p.a.

The tenant

Quiksilver Australia Pty Ltd a global leader in the sport, outdoor and lifestyle apparel industry. Sold internationally through select department and specialty stores and via online platforms. Their portfolio of brands include Volcom, Billabong, Quiksilver, Spyder, RVCA, Roxy, Honolua and Captain Fin.



Property features

Land area	37,630 sqm
Zone	Industrial 2
Site coverage	57%
Total GFA	21,302 sqm

Property summary

Property comprised of two warehouse/office facilities connected by a fully enclosed transit area

WAREHOUSE 1

Ground floor office	260 sqm
First floor office	255 sqm
Warehouse	7,355 sqm
Enclosed loading area	1,152 sqm
SUBTOTAL	9,022 sqm

WAREHOUSE 2

Ground floor office	238 sqm
First floor office	312 sqm
Office above warehouse	587 sqm
Warehouse	10,968 sqm
Access way	175 sqm
SUBTOTAL	12,280 sqm

TOTAL	21,302sqm
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The location

The location offers unrivalled proximity to major arterials and Geelong Port which plays a pivotal role in facilitating over \$7 billion worth of trade annually.

Surrounding development includes warehousing and residential catchments which contribute to the large employment hub and expanding economy.

The precinct's growth potential is further enhanced by its proximity to major arterials and railway lines, such as the Princess Freeway, Geelong Ring Road, Thompson Road, Ballarat Road and the North Shore train station.

These key network routes provide convenience for businesses to operate and unparalleled accessibility to the expanding Avalon Airport and Melbourne's CBD.

A substantial portfolio eight years in the making



2 Pak Street, Berrimah NT 0828

SITE AREA: 6,612 sqm
GROSS FLOOR AREA (GFA): 3,192 sqm (approx.)
TENANT: Tyremax



75-95 & 105 Corio Quay Road, Geelong VIC 3220

SITE AREA: 37,630 sqm
GROSS FLOOR AREA (GFA): 21,302 sqm (approx.)
TENANT: Quiksilver Australia Pty Ltd



45-53 South Pine Road, Brendale, QLD 4500

SITE AREA: 26,910 sqm
GROSS FLOOR AREA (GFA): 18,255 sqm (approx.)
TENANT: Modern Star Pty Ltd



660 Stuart Highway, Berrimah NT 0828

SITE AREA: 19,390 sqm
GROSS LETTABLE AREA (GLA): 9,448sqm (approx.)
TENANTS: Amart Furniture Pty Ltd (Amart) |
Reece Australia Pty Ltd (Reece) |
Bowtime Pty Ltd (Barbeques Galore) |
Lesandu Berrimah JM Pty Ltd (Joyce Mayne)



6 Ron Parkinson Crescent, Corbould Park QLD 4551

SITE AREA: 26,100 sqm
GROSS LETTABLE AREA (GLA): 4,900 sqm (approx.)
LESSEE: Precast Civil Industries Pty Ltd



16-22 Magnesium Street, Narangba QLD 4504

SITE AREA: 17,980sqm
GROSS LETTABLE AREA (GLA): 9,100 sqm (approx.)
LESSEE: Pantex Pty Ltd



16 Galleghan Street, Hexham NSW 2322

SITE AREA: 29,800sqm
GROSS LETTABLE AREA (GLA): 15,100 sqm (approx.)
TENANTS: Bega Cheese Limited |
Downer EDI Engineering Power Pty Ltd



15 & 17 Dacmar Road, Coolum Beach QLD 4573

SITE AREA: 21,330 sqm
GROSS LETTABLE AREA (GLA): 7,351 sqm (approx.)
TENANT: Weir Minerals Australia Limited

A substantial portfolio eight years in the making



8-14 Moorebank Road, Wellcamp QLD 4350

SITE AREA: 19,550 sqm
GROSS LETTABLE AREA (GLA): 2,432 sqm (approx.)
TENANT: Australian Coil Services Pty Ltd



11 Elysium Road, Carrara QLD 4211

SITE AREA: 16,380 sqm
GROSS LETTABLE AREA (GLA): 6,180 sqm (approx.)
TENANT: Mineral Technologies Pty Ltd (a wholly owned subsidiary of Downer EDI Limited)



37 Gravel Pit Road, Darra QLD 4076

SITE AREA: 15,310 sqm
GROSS LETTABLE AREA (GLA): 5,952 sqm (approx.)
TENANT: Stoddart Group Pty Ltd



19-29 Bosso Street, Paget QLD 4740

SITE AREA: 12,510 sqm
GROSS LETTABLE AREA (GLA): 4,445 sqm (approx.)
TENANT: Komatsu Australia Pty Ltd



118 Colemans Road, Carrum Downs VIC 3201

SITE AREA: 13,199 sqm
GROSS LETTABLE AREA (GLA): 5,507 sqm (approx.)
TENANT: Tempur Australia Pty Ltd



9-17 Bosso Street, Paget QLD 4740

SITE AREA: Lot 70, 4,336 sqm. Lot 71, 2,065 sqm (approx.)
TENANT: Komatsu Australia Pty Ltd



11, 12-14 & 13 Martin Drive, Tomago NSW 2322

SITE AREA: 17,051 sqm
GROSS LETTABLE AREA (GLA): 8,285 sqm (approx.)
TENANT: Cougar Mining Group Pty Ltd



Find out more.

Start a conversation with us today.

Call **1800 230 099** or email **invest@trilogyfunds.com.au**

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