

Trilogy Monthly Income Trust

ADVISER INVESTMENT REPORT



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ADVISER INVESTMENT REPORT | MAY 2026

DISTRIBUTION RATE¹

7.65% p.a.

Distributions are variable. Past performance is not a reliable indicator of future performance.

HISTORICAL PERFORMANCE^{2,3}

	1 MONTH	3 MONTH	6 MONTH	1 YEAR	3 YEAR p.a.	5 YEAR p.a.	INCEPTION p.a.
Return	0.65%	1.89%	3.63%	7.18%	7.67%	6.93%	7.48%

Distributions are variable. Past performance is not a reliable indicator of future performance

INVESTMENT STRATEGY

The Trilogy Monthly Income Trust (**Trust**) is designed to offer competitive monthly income and portfolio diversity, providing investors with exposure to returns available through loans secured by registered first mortgages over Australian property. The Trust finances a diverse range of property developments in the residential, commercial, industrial, and retail sectors.

APIR

Ordinary units	TGY0003AU
Platform units	TGY9172AU

FUND INFORMATION

Inception	February 2007
Unit price ³	\$1.00
Minimum initial investment	\$10,000
Distribution frequency	Monthly
Management fee ¹⁰	0.96%
Minimum initial holding period ⁴	
Ordinary units	2 months
Platform units	N/A
Withdrawal notice period ⁴	
Ordinary units	4 months
Platform units	Monthly. Requests must be received at least 7 business days prior to the last calendar day of the month.

INVESTMENT FEATURES⁹

- ✓ Competitive monthly income with access to distribution reinvestment
- ✓ Diversified portfolio of loans secured by registered first mortgages over Australian property
- ✓ Proactive risk management through disciplined lending criteria

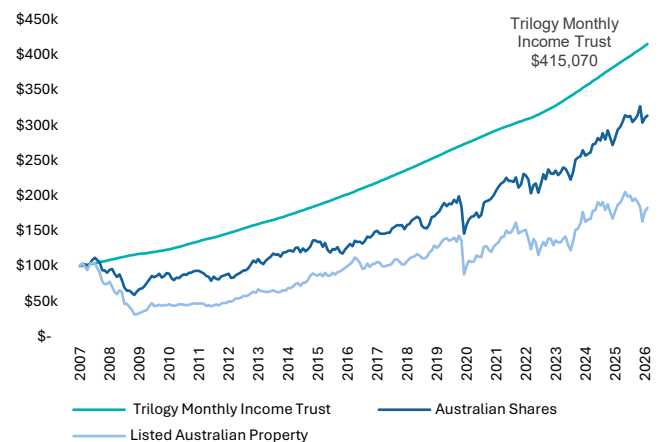
ABOUT THE MANAGER

Trilogy Funds Management Limited (**Trilogy Funds**) is an alternative asset manager specialising in the real estate sector. Established in 1998, Trilogy Funds has a track record of providing investors with income generating investment solutions and capital preservation throughout market cycles.

KEY METRICS (AS AT 31 MAY 2026)²

\$1.07b Funds under management	100% Senior secured loans
129 Number of loans	\$10.18m Average loan value
6.35 months Weighted average expiry	64.34% Weighted average LVR
12.89% Current liquidity	4.58% Loans in default

GROWTH OF \$100,000 (SINCE INCEPTION)¹²



PLATFORM AVAILABILITY

Mason Stevens
Australian Money Market
uXchange/Dash
HUB24

Praemium
Powerwrap
North
CFS Edge

RESEARCH RATINGS^{5,6}



COMMENDED



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The Trilogy Monthly Income Trust ARSN 121 846 722 is a registered pooled mortgage fund and investments can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 20 May 2026 issued by Trilogy Funds Management Limited (Trilogy Funds) ABN 59 080 383 679 AFSL 261425 and available from www.trilogyfunds.com.au. Please also consider the Target Market Determination (TMD) dated 20 May 2026 which is available at <https://trilogyfunds.com.au/>.

This product carries capital, distribution and other risks. You should consider Section 7 of the PDS before investing. Information included in this communication about investment yield and returns should be considered only as part of a balanced review of all the features, benefits and risks associated with the product. Please read the PDS and the TMD in full. All investments, including those with Trilogy Funds, involve risk which can lead to no or lower than expected returns, or a loss of part or all of your capital. Investments in Trilogy Funds' products are not bank deposits and are not government guaranteed.

1. Equivalent net distribution rate annualised paid to investors for the month ended 31 May 2026. All distribution rates quoted are variable, net of fees, costs and taxes and assume no distribution reinvestment. Past performance is not a reliable indicator of future performance. 2. Based on unaudited figures as at 31 May 2026 and may be subject to change. Loan to valuation ratio (LVR) is based on valuations (for development and construction loans, the "as-if complete" valuation) inclusive of GST. Current liquidity represents proportion of the portfolio currently held in cash and investments considered to be liquid. Some figures have been rounded to the nearest percent. 3. The unit price is fixed, however, capital losses can occur in circumstances where the Trust incurs a capital loss. 4. See PDS & TMD for details. 5. The information contained in the Foresight Analytics report and encapsulated in the investment rating is of a general nature only. The report and rating reflect the opinion of Foresight Analytics and Ratings Pty Limited (AFSL 494552). It does not take into account an individual's objectives, financial situation or needs. Professional advice should be sought before making an investment decision. A fee has been paid by the fund manager for the production of the report and investment rating. 6. The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs of any specific person. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme. 7. Calculated on approved loan limit. 8. Further information regarding historical returns can be found at trilogyfunds.com.au 9. Past performance is not a reliable indicator of future performance. 10. 0.96% p.a. of total funds under management. 11. Graph figures may not sum to 100% due to rounding. 12. The chart assumes that the \$100,000 is fully invested in the relevant fund or asset class and that all income is reinvested. Australian Shares and Listed Australian Property are represented by accumulation indices, which already assume reinvestment of income. The investments do not take into account any tax liabilities. Australian Shares: S&P/ASX 200 Accumulation Index. Listed Australian Property: S&P/ASX 200 Accumulation Index. 13. <https://www.abs.gov.au/media-centre/media-releases/cpi-rose-42-year-april-2026> 14. <https://www.canstar.com.au/home-loans/interest-rate-forecast-australia> 15. <https://news.nab.com.au/tag/economic-market/next-rba-rate-move-is-down-timing-uncertain> 16. <https://www.cotality.com/au/insights/articles/national-values-flatline-in-may-as-housing-markets-face-stronger-headwinds>