

BACKING RUGBY'S FUTURE

THE SUFC HOUSING
FUND INITIATIVE



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For over 160 years, Sydney University Football Club (SUFC) has been a cornerstone of Australian rugby, nurturing talent and fostering excellence. However, the rising cost of living in Sydney poses significant challenges for young athletes from regional or disadvantaged backgrounds. Many promising players are forced to choose between pursuing their rugby dreams and affording accommodation in the city.

Trilogy Funds is proud to support SUFC's new Housing Fund - an initiative designed to ensure that talented players aren't hindered by financial constraints.

Through this initiative, Trilogy Funds will donate an amount equivalent to 1% of every SUFC member's or eligible family members' investment in the Trilogy Monthly Income Trust (Trust) to SUFC. These donations will help SUFC acquire boutique-scale student accommodation, giving SUFC's top recruits a place to live, train, and thrive.

An investment in the Trust is not only designed to deliver a competitive monthly income, but it's also a chance to:

- Support the club you love
- Strengthen SUFC's talent pipeline
- Create lasting impact for future generations of players

A shining example is David Lyons, a former Wallabies captain and SUFC alumnus who hails from regional New South Wales. David's journey from the country to international rugby stardom underscores the importance of supporting young talent with access to housing and education. This initiative aims to help the next generation of players follow in his footsteps.

David Lyons - From country roots to international rugby

David Lyons' journey epitomises the potential that lies within regional Australia. Born in Orange, New South Wales, Lyons only began playing rugby at 16 while attending Hurlstone Agricultural High School. His natural talent quickly shone through, leading to selections for the NSW Country U16s and Australian Schoolboys teams. In 1999, he moved to Sydney to attend the University of Sydney and joined SUFC, where he further honed his skills.

Lyons made his Super Rugby debut for the Waratahs in 2000 and earned his first cap for the Wallabies the same year. Over his career, he amassed 44 Test caps, participated in two Rugby World Cups (2003 and 2007), and was awarded the John Eales Medal in 2004 as Australia's Player of the Year. His professional journey also included successful stints with the Scarlets in Wales and Stade Français in France.

Lyons' story underscores the importance of providing support and opportunities to young athletes from regional areas. The SUFC Housing Fund aims to pave the way for future players like David, ensuring that financial barriers do not impede their potential.



Invest with Purpose

The Trilogy Monthly Income Trust



WHY TRILOGY FUNDS?

For over 25 years, Trilogy Funds has been a trusted name in property-backed income investments. We focus on capital preservation and income performance, and have successfully navigated numerous economic, property and interest rate cycles.

**PROJECTS
FINANCED
OVER THE
LAST 5 YEARS**

>\$3.41bn

**PROPERTIES
UNDER
MANAGEMENT**
under JV arrangement

>5,600

**ACTIVE
INVESTORS**

>5,300

**DWELLINGS &
LOTS FINANCED
OVER THE LAST
5 YEARS**

>4,800

INTRODUCING THE TRILOGY MONTHLY INCOME TRUST

When you invest in the Trilogy Monthly Income Trust, you'll not only have the opportunity to benefit from a competitive monthly income, but you're also helping secure housing for SUFC's future stars.

Benefits of investing in the Trilogy Monthly Income Trust:

- **Reliable monthly income** – plan with confidence through consistent distributions².
- **Property-backed security** – supported by first-ranked mortgages over Australian property.
- **Active risk management** – our expert team navigates market conditions to deliver strong, stable returns.
- **Strategic yield approach** – we help you balance risk and return in today's dynamic environment.

Join Us in Backing Rugby's Future.

Support the club.
Strengthen the community.
Invest with purpose.

EXCLUSIVE SUFC MEMBER AND FAMILY OFFER

- 100% of your investment earns the competitive yields offered by the Trilogy Monthly Income Trust.
- 1% of your total initial investment¹ is donated by Trilogy Funds to SUFC - at no cost to you.
- Your investment will help acquire student housing, giving SUFC players a place to call home.





Connect with your dedicated Trilogy Funds contact today to learn more



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1. Subject to pro-rata adjustment if investment is redeemed within the first 12 months.
2. Payment and amount of distributions not guaranteed, subject to terms of the PDS. Past performance is no indicator of future performance.

This brochure is issued by Trilogy Funds Management Limited ABN 59 080 383 679 AFSL 261425 (Trilogy Funds) as responsible entity for the Trilogy Monthly Income Trust ARSN 121 846 722. Applications can only be made on the application form accompanying the Product Disclosure Statement (PDS) dated 20 May 2026. PDS and Target Market Determination (TMD) dated 20 May 2026 for the Trilogy Monthly Income Trust ARSN 121 846 722 are available at www.trilogyfunds.com.au. PDS contains full terms and conditions of investment and should be read in full, particularly the risk section, prior to applying or making a further investment. All investments, involve risk which can lead to no or lower than expected returns, or a loss of part or all of your capital. Trilogy Funds is licensed to provide general financial product advice about its products and recommends you seek advice on the suitability of investing to your objectives, financial situation and needs from a licensed financial adviser. Investments with Trilogy Funds are not bank deposits and not government guaranteed. Past performance is no indicator of future performance.