

Important Notice to Investors

RAVENHALL OFFICE TRUST | 16 JANUARY 2020

Ravenhall Office Trust ARSN 600 756 769

This website notice is issued by the Responsible Entity (Trilogy Funds Management Limited ACN 080 383 679) (Trilogy) of the Ravenhall Office Trust (Trust).

As disclosed in the product disclosure statement dated 1 September 2014, Trilogy entered into a floating-fixed interest rate derivative to manage cash flows within the Trust. This minimized the impact movements in underlying market rates had on the Trust's cash flows. This interest rate derivative had an expiry on 8 January 2020 and it was decided by Trilogy that it was in the best interest of unitholders that the interest rate derivative was not renewed or rolled over. This was due to the fact that should the property be sold before expiry of a new interest rate derivative, there would be a possible break cost incurred by the Trust. At expiry on 8 January 2020 there was no break cost for the Trust.

We are progressing through our review of cladding rectification works required for Ravenhall and will update investors once final quotes have been received.

Further questions

If you have any enquiries regarding this correspondence, please contact Investor Relations on 1800 230 099 or via email at investorrelations@trilogyfunds.com.au.

This updated information is provided by Trilogy Funds Management Limited ACN 080 383 679 AFSL 261425 (Trilogy), the issuer of the Ravenhall Office Trust ARSN 600 756 769 (Trust) in respect of the Product Disclosure Statement (PDS) dated 1 September 2014. This updated information does not take into account your objectives, personal circumstances or needs. Investments in the Trust can only be made on the application form accompanying the PDS. The PDS is issued by Trilogy and available from www.trilogyfunds.com.au. The PDS contains full details of the terms and conditions of investment and should be read in full, particularly the risk section, prior to making any investment decision, including, for example, a decision about whether to remain an investor in the Trust or whether to make a further investment in the Trust. All investments involve risk which can lead to loss of part or your capital. Trilogy is licensed to provide only general financial product advice about its products and therefore recommends you seek personal advice on the suitability of this investment to your objectives, financial situation and needs from a licensed adviser who will conduct an analysis based on your circumstances.