

Trilogy Funds Management Limited (Trilogy)
as Responsible Entity for the
Pacific First Mortgage Fund
ABN 59 080 383 679 AFSL 261 425

Enquiries: 1800 230 099

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Adviser:

TFN/ABN: Quoted

Investor ID: 51337079

Date: 10 August 2021



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Jopol Pty Ltd ATF Graeme Pollard Staff Super Fund
P.O. Box 715
LISMORE NSW 2480

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Annual Tax Statement
Pacific First Mortgage Fund - 01 July 2020 to 30 June 2021

Dear Investor,

Please find as follows your Annual Tax Statement for the year ended 30 June 2021. We recommend you seek professional advice should you require further clarification regarding this statement.

The following tax return items are valid for Australian resident investors only.

part a

Tax Return (Supplementary Section)	Amount	Tax Return Label
Non-Primary Production Income	\$0.00	13U
Total Current Year Capital Gains	\$0.00	18H
Net Capital Gain	\$0.00	18A
Assessable Foreign Source Income	\$0.00	20E

part b

Capital Gains Tax (CGT) Information – additional information for item 18	Amount
Capital Gains: Discounted Method (TAP)	\$0.00
Capital Gains: Other Method (TAP)	\$0.00
Capital Gains: Total Current Year Capital Gains (TAP)	\$0.00
Capital Gains: Concession Amount (TAP)	\$0.00
Tax-Deferred Amounts	\$0.00

part c – components of distribution

Australian Income	Cash Distributions	Tax Credits/Offsets	Taxable Amount
Interest	\$0.00	\$0.00	\$0.00
Other Income	\$0.00	\$0.00	\$0.00
Total Non-Primary Production Income (A)	\$0.00	\$0.00	\$0.00
Capital Gains			
Discounted Capital Gain (TAP)	\$0.00	\$0.00	\$0.00
CGT Concession Amount (TAP)	\$0.00	\$0.00	\$0.00
Capital Gains: Other Method (TAP)	\$0.00	\$0.00	\$0.00
Distributed Capital Gain (B)	\$0.00	\$0.00	
Net Capital Gain			\$0.00
Foreign Income			
Assessable Foreign Source Income	\$0.00	\$0.00	\$0.00
Distributed Foreign Income (C)	\$0.00	\$0.00	\$0.00
Cash Distribution Sub Total (A+B+C)	\$0.00	\$0.00	
Other Non-Assessable Amounts			
Tax-Exempted Amounts	\$0.00		
Tax-Free Amounts	\$0.00		
Tax-Deferred Amounts	\$0.00		
Return of Capital	\$0.00		
Total Other Non-Assessable Amounts	\$0.00		
Gross Cash Distribution	\$0.00		
Other Deductions from Distribution			
Less: ABN/TFN Amounts Withheld	\$0.00		
Less: Non-Resident Withholding Tax	\$0.00		
Net Cash Distribution	\$0.00		

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

This tax statement has been prepared without taking into account the investor's objectives, financial situation or needs. This tax statement does not constitute personal tax advice. Therefore, before preparing an income tax return, investors should consider the appropriateness and relevance of the tax statement, taking into account their specific circumstances. If the investor has any doubt about the taxation position of their investment, or requires any further information about their personal tax position, it is recommended the investor seek independent professional advice.

Thank you for choosing to invest with Trilogy. If you have any enquiries regarding your statement, please contact Investor Relations on 1800 230 099 (Monday-Friday, 8:30am to 5:00pm AEST) or email investorrelations@trilogyfunds.com.au.

Yours sincerely,

Trilogy Funds Management Limited

Glossary for Annual tax statement

For the financial year ended 30 June 2021

Important: The taxation treatment of investment income can be complex. We recommend you seek professional taxation advice from your accountant or taxation adviser in relation to your investment with Trilogy. This glossary is not, and should not be relied upon, as taxation advice. Trilogy recommends you seek independent professional advice.

The following information is relevant for Australian resident investors that hold their investment with Trilogy on capital account.

Taxable Income

For tax purposes, as a unit holder, you are subject to tax on your proportionate share of the net (tax) income of the Trust, which can include interest, dividends, other assessable income, and net capital gains. You must report all of the assessable amounts in your income tax return.

Tax Deferred Amounts

Your Annual Tax Statement includes tax deferred amounts from Trust distributions. The tax deferred amount has generally arisen because the Trust has been able to claim tax deductions for items such as depreciation, other capital allowances and the costs of raising equity.

The tax deferred amount is not immediately assessable, but will reduce the cost base and reduced cost base of your units. This reduction in cost base and reduced cost base will be relevant in calculating any capital gain or capital loss on disposal of your units.

In addition, you make a capital gain (even if you do not sell your units) if the sum of the tax deferred amounts received for each unit exceeds the tax cost base of that unit at the time of the tax deferred distribution.

Tax-Free Amounts

Your Annual Tax Statement includes any tax free amounts from Trust distributions. The tax free amount is not included in your assessable income. Certain tax free amounts also do not reduce the cost base or reduced cost base of your units.

TFN Amount Withheld

Where you have not provided your Tax File Number (TFN), Australian Business Number (ABN) or claimed a relevant exemption, amounts have been withheld from the taxable components of income distributed by the Trust at a rate of 4.7%. The tax withheld should be claimed as a credit in your income tax return.

Capital Gains

Your Annual Tax Statement may include capital gains as a result of the disposal of assets held by the Trust during the financial year. The Trust has applied the discount method where possible in respect of the calculation of these capital gains.

The portion of your distribution on your Annual Tax Statement that corresponds to the CGT concession amount represents non-assessable CGT discount. The CGT concession amount should not be included in your assessable income. The CGT concession amount also does not reduce the cost base or reduced cost base of your units.

You will need to calculate your net capital gain to determine the amount included in your assessable income and for disclosure in your 30 June 2021 income tax return. Guidance on the calculation of this net capital gain may be obtained from the following ATO publications:

- Guide to Capital Gains Tax 30 June 2021; and
 - Personal Investors Guide to Capital Gains Tax 30 June 2021.
- Both of these publications are available from the ATO's website. As the capital gains tax rules are complex, you should seek your own tax advice from your professional tax adviser.

Fund Payment

Where relevant, please refer to the website of Trilogy Funds for details in relation to the fund payment percentage of your distribution from the Trust as required by Subdivision 12-H of the *Taxation Administration Act 1953*.

Non-Concessional MIT Income

The Trust has not derived any non-concessional MIT income or made any non-concessional MIT capital gains in FY21.

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Enquiries freecall 1800 194 500

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TFN/ABN Quoted
Date 10 August 2021

Litigation Recovery Right

Opening Units	Opening Price	Opening Value	Closing Units	Closing Price	Closing Value
525,747.19	\$0.0000	\$0.00	525,747.19	\$0.0000	\$0.00

Date	Transaction Description	Amount (\$)	Unit Price	Units On	Units Off	Unit Balance
01/07/2020	Opening Balance	0.00	\$0.0000			525,747.19
30/06/2021	Closing Balance	0.00	\$0.0000			525,747.19

Pacific First Mortgage Fund 24 Month Term Monthly

Opening Units	Opening Price	Opening Value	Closing Units	Closing Price	Closing Value
525,747.19	\$0.0095	\$4,994.60	525,747.19	\$0.0086	\$4,521.43

Date	Transaction Description	Amount (\$)	Unit Price	Units On	Units Off	Unit Balance
01/07/2020	Opening Balance	4,994.60	\$0.0095			525,747.19
30/06/2021	Closing Balance	4,521.43	\$0.0086			525,747.19

Return on Investment	Closing Value	Indirect Costs of your Investment (inclusive of GST and less RITC, where applicable)	Total Fees You Paid
-\$473.17	\$4,521.43	\$294.30	\$294.30

DISCLAIMER:

Every effort has been made to ensure the accuracy and completeness of the transactions on this statement. The Responsible Entity does not accept any liability for any error, omission or misprint.

ANNUAL PERIODIC STATEMENT EXPLAINED

For the Financial Year 01 July 2020 - 30 June 2021

Indirect Costs of your Investment

This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged directly to you as a fee.

This is an indirect cost of your investment which is incorporated in the unit price. These costs may affect the return on your investment.

These costs cannot be claimed as a deduction in your income tax return.

Opening Value

Opening values are quoted with the number of units held at the beginning of the period, multiplied by the unit price at the beginning of the current pricing period.

Closing Value

Closing values are quoted with the number of units held at the end of the period, multiplied by the unit price at the end of the current pricing period.

Complaints Handling

Trilogy prides itself on the level of service provided to investors, however there may be instances where you believe we have not met your expectations as to our products or services or our complaints handling process. If you have such a complaint, please contact Investor Relations in the first instance so we can address the issue. If it is not resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Questions?

If you have any questions regarding your investment please contact our Investor Relations team on 1800 230 099 or on

investorrelations@trilogyfunds.com.au.

Total Fees you Paid

This approximate amount includes all the fees and costs which affected your investment during the period. Please refer to the latest Product Disclosure Statement for full details of fees or costs which affect your investment.

These costs cannot be claimed as a deduction in your income tax return.

If you chose to pay an upfront or ongoing adviser fee for this Trilogy product, these fees have not been incorporated into the return on investment or direct cost calculation within this statement.

Return on Investment

This includes the capital return on your investment, plus any distributions paid during the reporting period. This figure is calculated by taking the difference between the opening and closing dollar balance together with all gross distribution payments for the period.