TRINITY

property·investment·knowledge

2011 ANNUAL REPORT

About Trinity

Trinity Group (ASX: TCQ) is an Australian property group whose core business is direct real estate investment and funds management.

The Board and management of Trinity are committed to the highest level of corporate governance and transparency throughout the business, and to sustained wealth creation for our securityholders.

Trinity is a stapled group comprising Trinity Stapled Trust (Trust) and Trinity Limited (Company). Each stapled security consists of one fully paid unit in the Trust and one fully paid share in the Company. The unit in the Trust and the share in the Company are stapled together and can only be dealt with as a stapled security.

Trinity is listed on the Australian Securities Exchange Limited.

The Trust is a managed investment scheme and is managed by the responsible entity, Trinity Investment Management Limited.

Chairman's Report

Dear Securityholders

Chris Morton and I joined the board on 21 August 2009 with some commentators at the time questioning our respective levels of sanity and risk appetite. The last two years have seen multiple litigation actions, drama and intrigue (amongst other things), which were not particularly helpful to a micro cap on a survival path.

With that background our Board is therefore very pleased to report a net profit after tax for Trinity Group (Trinity) for the year ended 30 June 2011 of $14.89 million. This compares to an operating loss of $50.33 million for the previous financial year ended 30 June 2010 and an operating loss of $225.89 million for the prior financial year to that. This profit combined with the net reduction in equity reserves during the year of $2.16 million has led to an increase in Trinity's equity of $12.61 million for the year ended 30 June 2011 compared to a decrease in equity of $51.62 million for the previous financial year ended 30 June 2010.

Trinity started the year with an NTA of 19.6 cents per security and a share price of 6 cents on 1 July 2010. Trinity concluded the year with a 30 June 2011 NTA of 28.6 cents and a share price of 18 cents. For our long suffering securityholders who had bought in to Trinity Limited in the heady days before the GFC this share price movement is of little or no consolation as you would have suffered a serious loss. It is, subject to timing of acquisition, likely to be materially different for many of the securityholders who bought in over the last two years.

With the benefit of hindsight, would we have done anything differently over the tumultuous last two years? Obviously the answer to that is yes but I doubt whether there would have been any material difference in the NTA outcome that we would have achieved today. The actions of the board were constrained by bank covenants, equity market conditions, a weak property market and determined (and in some cases difficult) counterparties. At the end of the day our board kept it simple and took what it considered to be the necessary steps which it believed would ultimately maximise the position of securityholders. We will continue to use that test in deliberating on the future strategy for Trinity.

Net profit after tax for Trinity Group (Trinity) for the year ended 30 June 2011 of $14.89 million

We have been pleased to have received a number of favourable comments from analysts and securityholders on the Company's performance and our compliance with the continuous disclosure regime. We have endeavoured on the recovery journey to disclose early and fully, the good, the bad and the ugly to ensure that our company not only complied with the letter of the law but could give securityholders and the market generally the comfort that the board and management of Trinity was serious about restoring its position in the Queensland business community, albeit on a much smaller floor plate.

Chris and I have been greatly supported in this journey by fellow director Richard Friend through his sage advice and a very willing and able senior management team of Craig Bellamy, Laura Fanning and Janita Robba. In that context I am reminded of the words of Martin Luther King when I think of the corporate environment that faced this group:

"The true measure of a man is not how he behaves in moments of comfort and convenience but how he stands at times of controversy and challenges."

In my opinion the board and management team have measured up well and it has been a privilege to work with them.

Subsequent to balance date, Trinity sold its 50% interest in TFML to LaSalle Investment Management (LaSalle) along with certain assets of Trinity Funds Management Services Pty Ltd and all of Trinity Group's holdings in Trinity Property Trust (TPT). This transaction settled on 1 August 2011 and resulted in Trinity realising approximately $19.8 million in cash. The investment in TFML was clearly in serious jeopardy in July 2009 when a number of institutional investors indicated that it would seek the removal of TFML as manager of TPT which would have effectively rendered the investment worthless. Trinity has since realised approximately $9.175m for the business through the sales to Clarence Property Corporation and LaSalle since May 2010 which is an outstanding result given the challenges the Group has faced in relation to the business.

Trinity has also refinanced its banking facilities with the National Australia Bank, its principal financier, subsequent to balance date for a further 12 months with the facilities now due to expire on 30 April 2013. Trinity was in compliance with all financial covenants at 30 June 2011 and has used some of the proceeds from the LaSalle transaction to further pay down debt to a Loan to Value ratio (LVR) of 50%.

I would like to take this opportunity to thank National Australia Bank for again working closely with us during the past 12 months and for its ongoing support.

Year in Review

The result for the year ended 30 June 2011 includes the impact of the settlement with Mr Don O'Rorke and certain project partners, the disposal of the Japanese operations and the restructure of, and exit by Trinity from, the Trinity Land Group.

The result has seen Trinity's Net Tangible Assets (NTA) per security increase, as noted earlier, by 46% to 28.6 cents per security at 30 June 2011. In addition, one of Trinity's property assets is financed by limited recourse debt of $18.854 million. While it is not the Board's current intention to sell that asset, the sale of the asset for its current book value would be accretive to NTA, over and above the current NTA, by an estimated additional 9.3 cents per security as the $18.854 million debt would not be repayable.

Outlook

As a consequence of the resolution of Trinity's legacy issues, and the recent sale of the Trinity Funds Management business to LaSalle, Trinity is now on a solid financial footing. This now allows Trinity's management and Board the time and the opportunity to focus on, and methodically work through, the strategic alternatives for the Group.

It is anticipated that the Board's proposed strategic directions for Trinity will be refined over the next two months and I look forward to presenting to you at the Annual General meeting on 24 November 2011.

Brett Heading
Chairman

Chief Executive Officer's Report

Dear Securityholders

Trinity's after tax profit of $14.89 million is a welcome result for securityholders with the year ended 30 June 2011 representing the first profitable year for Trinity since 30 June 2008. This is a significant milestone for both Trinity and securityholders given the erosion of securityholders' wealth which has occurred since June 2008. The issues confronting Trinity have required a sustained and concerted effort by both Trinity's management and Board in addressing the challenges and delivering outcomes. The results for the year ended 30 June 2011 reflect the culmination of these efforts and provide a solid platform from which numerous strategic alternatives for Trinity can be realistically considered. A summary of achievements during the year ended 30 June 2011 follows.

In November 2010, Trinity announced it had reached a conditional settlement with Mr Don O'Rorke and certain project partners in relation to ongoing and threatened litigation associated with the former development arm of Trinity. This settlement also involved Trinity Funds Management Limited (TFML) and Trinity Development Group (TDG), an external fund managed by TFML. Settlement was effected on 13 April 2011 and included the cancellation of 28,295,612 Trinity securities held by Mr O'Rorke and certain project partners and the disposal of Trinity's now dormant development arm to entities associated with Mr O'Rorke. Trinity Group's investment in TDG was cancelled which also extinguished Trinity Group's liability with respect to outstanding calls in relation to its investment in TDG.

Also in November 2010, Trinity announced that it had reached an agreement with Mr O'Rorke whereby entities associated with Mr O'Rorke would acquire Trinity's Japanese operations for $1. This transaction settled on 13 April 2011 and was accretive to Trinity's net assets by approximately $4.5 million.

In April 2011, a restructure of the Trinity Land Group (TLG), an external fund managed by TFML, was approved which saw Trinity's investment cancelled in satisfaction of all future liabilities that Trinity had in relation to the performance of TLG. This restructure was accretive to Trinity's net assets by approximately $8.0 million.

Subsequent to balance date Trinity sold to LaSalle Investment Management its 50% investment in TFML together with certain assets of Trinity Funds Management Services Pty Ltd for $4.625m (being 50% of $9.25m) plus net tangible assets. In addition to this sale, LaSalle Investment Management also purchased Trinity Group's direct holdings in the Trinity Property Trust which were priced at the 30 June 2011 unit price. These transactions settled contemporaneously on 1 August 2011 with Trinity realising approximately $19.8 million in net proceeds.

Apart from these achievements, property values continued to show evidence of stabilisation and early signs of growth during the period with the investment portfolio increasing by $4.637 million during the year principally achieved out of a focus on asset performance. Trinity made a concerted effort regarding leasing for both 308 Queen Street/88 Creek Street and Compark Circuit. Leasing activity improved for both these assets but it was the performance of our flagship asset and headquarters at 308 Queen Street/88 Creek Street which is of particular note.

The commercial tower at 88 Creek Street became fully let during the year ended 30 June 2011 as Trinity leased the remaining 6 floors of office space at rates of between $600 and $625 per square metre with market incentives. The office suites in the heritage listed 308 Queen Street were also well leased during the period at rates also of between $600 and $625 per square metre with minimal incentives. Given the success of the commercial office leasing during the period, the Group is now focussing on the establishment of a retail precinct for the asset. At the date of this report, development of a retail precinct at 88 Creek Street is underway with 2 leases executed and other prospects under consideration.

Apart from leasing, Trinity continued its sales campaign in relation to its remaining inventory of apartments at the Cumberland Lorne Resort in Victoria with 8 units being sold during the period, in what was considered difficult market conditions, for a profit of approximately $1 million.

Throughout the year we have worked closely with our financier the National Australia Bank (NAB) and subsequent to balance date have extended our finance facilities with NAB for a further 12 months to 30 April 2013.

In the year ahead we will continue to focus on improving asset performance as well as determine the future direction of Trinity.

I would like to thank the Chairman of Trinity's Board, Brett Heading for his commitment and energy during the past year and to the Board of Directors for their valuable contribution in addressing and resolving the issues of the Group's past.

I would also like to thank both Laura Fanning and Janita Robba for their tireless efforts during the year and to thank all Trinity staff for their dedication and our securityholders for your loyalty and support.

Craig Bellamy
Chief Executive Officer

Operations

Direct Property Investment

Trinity owns a number of direct property assets across the commercial, industrial, tourism and residential sectors.

Trinity's property assets have increased in value over the past 12 months as a result of the increase in leasing activity and the continued stabilisation of the Australian property market.

The weighted average lease expiry across the commercial and industrial properties is 6 years.

Trinity did not acquire any properties during the year ended 30 June 2011. The Trinity Group subsidiaries which owned the two Japanese properties were sold in April 2011 realising a profit on sale of $8.4 million. In addition, Trinity ran a summer sales campaign in relation to the apartments it owns at the Cumberland Lorne Resort, with contracts of sale for 8 apartments being entered into during the year with all having settled by early August 2011. Trinity continues to offer for sale its remaining 41 apartments at the Resort.

Trinity's property assets held as at the date of this report are outlined.

Investments

Property	Loca-tion	Sector	Book Value $M AUD	Capitalisation Rate	NLA*
Compark Circuit, Mulgrave	VIC	Commercial	16.00	8.50%	5,907
Cumberland Resort, Lorne	VIC	Tourism	18.87^	n/a	n/a
Freeman Road, Richlands	QLD	Industrial	25.00	n/a	13,142
308 Queen Street / 88 Creek St, Brisbane	QLD	Commercial	32.70	8.75%	4,606
San Remo site, San Remo	VIC	Residential	4.80	n/a	n/a
Yamaha Centre, Rivergate Place, Murrarie	QLD	Industrial	24.60	8.25%	11,552

* NLA means net lettable area in square metres

^ inclusive of management rights

Funds Management Interests

Trinity Investment Management Limited, the responsible entity for Trinity Stapled Trust, is a wholly owned Trinity subsidiary. Trinity Investment Management Limited is also the trustee for Trinity Prime Industrial Trust, which is a wholly owned fund of Trinity Stapled Trust. In its capacity as responsible entity and trustee, Trinity Investment Management Limited manages the operations of the Trusts.

In April 2011, Trinity ceased to hold interests in the Trinity Development Trust and Trinity Land Group.

On 1 August 2011, Trinity sold its 50% investment in Trinity Funds Management Limited to LaSalle Investment Management, together with certain assets of Trinity Funds Management Services Group. In addition to this sale, LaSalle Investment Management also purchased Trinity's direct holdings in Trinity Property Trust, a fund managed by Trinity Funds Management Limited.

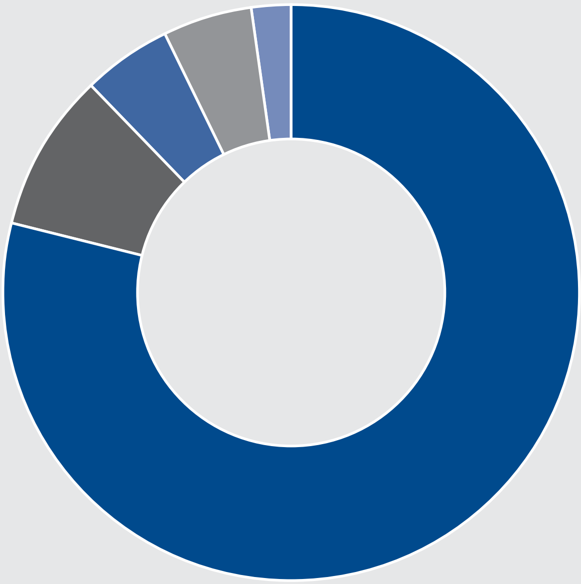
Trinity continues to hold an investment in the unlisted Trinity Opportunistic Property Fund No 1.

Operations (continued)

Key Financial Information as at 30 June 2011

NTA (Net Tangible Assets) per security	28.6 cents
Share Price (ASX: TCQ)	18.0 cents
Net Assets	$59.195 million
Balance Sheet Gearing Ratio	56.9%
Loan Value Ratio (LVR) on NAB Debt	59.9%
WALE (Weighted Average Lease Expiry)	6 years

Trinity Asset Summary as at 30 June 2011



Direct Property $120.4m

Unlisted Property Funds Investments $13.5m

Investment in Trinity Funds Management $7.7m

Cash $6.9m

Other $3.2m

Total $151.7m

Board of Directors and Executive Management

Brett Heading

BCom, LLB (Hons), FAICD

Chairman

Brett Heading was appointed Chairman of the Board of Trinity Limited in August 2009.

Mr Heading is an experienced company director and corporate lawyer. He is Chairman of Partners of McCullough Robertson and has been a partner of that firm since 1985, specialising in capital raising, mergers and acquisitions.

Mr Heading has been a director of a number of listed and unlisted companies. He is currently a Director of ERM Power Limited. Mr Heading is also a former long-standing member of the Board of Taxation and was a member of the Takeovers Panel from 1997 to 2009.

Chris Morton

BCom, LLB, LLM, MAICD

Deputy Chairman

Chris Morton was appointed to the Board of Trinity Limited in August 2009.

Mr Morton has over 25 years' experience in the areas of property law, investment and funds management. He has been admitted as a solicitor for over 25 years and was formerly a senior property law partner and senior management executive with the national legal firm Phillips Fox (now known as DLA Piper).

In 1997, Chris founded and was Managing Director of Property Funds Australia Limited (PFA), a specialist property funds management company and responsible entity for the $700 million, Australian exchange listed, PFA Diversified Property Trust. PFA was acquired by the Mirvac Group in October 2007.

Mr Morton has been a past president of the Property Council of Australia (Queensland Division), past president of the Australian Direct Property Investment Association (ADPIA) and a member of the Queensland Heritage Council and the Brisbane City Council's Urban Renewal Taskforce.

Richard Friend

BCom, LLB (Hons), LLM, FTIA, MAICD

Non-Executive Director

Richard Friend was appointed to the Board of Trinity Limited in September 2007.

Richard Friend currently runs his own consulting company, which provides specialist advice and general business consulting. Richard was formerly Head of Tax at Ernst & Young Brisbane. Richard is also a Non-Executive director of an unlisted company in the financial services industry. He also served on the Board of Partners of Ernst & Young Australia from 2002 until 2005.

Craig Bellamy

BBus (Acc), CA

Chief Executive Officer

Craig Bellamy was appointed Chief Executive Officer on 19 July 2009 having joined Trinity as Chief Financial Officer in January 2009.

Before joining Trinity, Craig was the CFO of AMP Capital Meridien Lifestyle, a joint venture between AMP Capital Investors and Meridien Retirement Living.

Previously he was Partner in Audit and Corporate Advising for a large mid-tier accounting firm with numerous ASX-listed clients that specialised in property and funds management, retiring in January 2007.

Janita Robba

BCom, LLB, CA

Company Secretary and Chief Financial Officer

Janita Robba commenced with Trinity in December 2010 to replace Laura Fanning as Company Secretary and Chief Financial Officer whilst Laura was on maternity leave. Janita was appointed Company Secretary on 23 December 2010.

Janita has over 15 years experience working in senior finance roles for various listed and unlisted companies across the travel, aviation and funds management sectors, including five years at Flight Centre Limited, and corporate tax for Ernst & Young prior to moving into commercial roles. Janita is a Chartered Accountant.

2011 Financial Report

TRINITY GROUP

consisting of the financial reports of

Trinity Limited ABN 11 110 831 288
and Trinity Stapled Trust ARSN 111 389 596
and their controlled entities

Directors' Report

The Directors of Trinity Limited and Trinity Investment Management Limited present their reports together with the financial statements of Trinity Group consisting of Trinity Limited and its controlled entities and Trinity Stapled Trust and its controlled entities (the "Trust") for the year ended 30 June 2011 and the auditor's report thereon.

Directors

The Directors of Trinity Limited at any time during the financial year and until the date of this report are:

Mr Brett Heading BCom, LLB (Hons), FAICD

Chairman
Independent Non-Executive Director

Appointed to Trinity Limited on 21 August 2009

Chairman
Member of Audit Committee – Appointed 1 December 2009.
Mr Heading is an experienced company director and corporate lawyer. He is Chairman of Partners of McCullough Robertson and has been a partner of that firm since 1985, specialising in capital raising, mergers and acquisitions.

Mr Heading has been a director of a number of listed and unlisted companies. He is currently a Director of ERM Power Limited. Mr Heading is also a former long-standing member of the Board of Taxation and was a member of the Takeovers Panel from 1997 to 2009.

Other listed company directorships in the last three years:

- ChemGenex Pharmaceuticals Limited – (Appointed July 2002 – Resigned 22 July 2011)
- Australian Agricultural Company Limited – (Appointed 17 June 2008 – Retired 12 June 2009)
- Ambri Limited (Appointed 10 November 2006 – Resigned 2 July 2008)
- Capilano Honey Limited (Appointed 1 July 2008 – Resigned 2 October 2008)

Mr Christopher Morton BCom, LLB, LLM, MAICD

Deputy Chairman

Appointed to Trinity Limited on 21 August 2009

Deputy Chairman
(Former Joint Managing Director)
Member of Compliance Committee – Appointed 1 December 2009.

Mr Morton has over 25 years' experience in the areas of property law, investment and funds management. He has been admitted as a solicitor for over 25 years and was formerly a senior property law partner and senior management executive with the national legal firm Phillips Fox (now known as DLA Piper).

In 1997, Chris founded and was Managing Director of Property Funds Australia Limited (PFA), a specialist property funds management company and responsible entity for the $700 million, Australian exchange listed, PFA Diversified Property Trust. PFA was acquired by the Mirvac Group in October 2007.

Mr Morton has been a past president of the Property Council of Australia (Queensland Division), past president of the Australian Direct Property Investment Association (ADPIA) and a member of the Queensland Heritage Council and the Brisbane City Council's Urban Renewal Taskforce.

Other listed company directorships in the last three years: Nil

Mr Richard Friend BCom, LLB(Hons), LLM, FTIA, MAICD

Independent Non-Executive Director

Appointed to Trinity Limited on 25 September 2007

Non-Executive Director
Chairman of Audit Committee – Appointed 1 December 2009.

Richard Friend currently runs his own consulting company, which provides specialist advice and general business consulting. Richard was formerly Head of Tax at Ernst & Young Brisbane. Richard is also a Non-Executive director of an unlisted company in the financial services industry. He also served on the Board of Partners of Ernst & Young Australia from 2002 until 2005.

Other listed company directorships in the last three years: Nil

Directors' Report *(continued)*

Trinity Investment Management Limited was appointed the Responsible Entity for Trinity Stapled Trust on 26 February 2010.

Trinity Investment Management Limited Board

The Directors of Trinity Investment Management Limited at any time during the year and until the date of this report are:

Brett Heading	Chairman	Appointed 23 October 2009
Richard Friend	Non-Executive Director	Appointed 23 October 2009
Christopher Morton	Deputy Chairman	Appointed 10 June 2009

Company Secretary

Janita Robba (BCom, LLB, CA) was appointed Trinity Group's Company Secretary and Chief Financial Officer on 23 December 2010. Janita commenced with Trinity Group in December 2010 and is a Chartered Accountant with previous experience in listed company environments.

Laura Fanning was Company Secretary prior to 23 December 2010 at which time she resigned from the role to take maternity leave.

Officers who were previously partners of the audit firm

Craig Bellamy is an officer of Trinity Limited and Trinity Investment Management Limited and was previously a partner of the current audit firm, PKF Chartered Accountants & Business Advisors, at a time when PKF undertook an audit of Trinity Limited and Trinity Stapled Trust.

Directors' Meetings

The number of Directors' meetings (including meetings of committees of Directors) and the number of meetings attended by each of the Directors of Trinity Limited (or their nominated alternate Director) during the financial year are:

	Board Meetings		Audit Committee		Compliance Committee	
Director	A	B	A	B	A	B
Brett Heading	29	29	6	4	-	-
Chris Morton	29	29	-	-	4	4
Richard Friend	27	26	6	6	-	-
Company Secretary						
Laura Fanning	14	14	2	2	-	-
Janita Robba	16	13	4	4	-	-
External Committee Member						
Alex Fraser	-	-	6	6	4	4
Philip Anthon	-	-	-	-	4	4
A – Number of meetings held during the time the Directors/secretary/external committee members held office during the year and for which leave of absence not granted						
B – Number of meetings attended						

Directors' Report *(continued)*

Principal activities

The principal activities of Trinity Group during the course of the financial year were:

- investment in direct real estate;
- funds management; and
- investment in funds management businesses and unlisted managed property funds.

The principal activities of the Trust during the course of the financial year were investment in commercial and industrial properties.

The Responsible Entity holds an Australian Financial Services Licence No. 338688 issued pursuant to Section 913B of the *Corporations Act 2001* and the Trust was registered as a Managed Investment Scheme on 28 October 2004.

The Trust did not have any employees during the year.

The Trinity Group

The stapled securities of Trinity Group are quoted on the Australian Securities Exchange under the code TCQ and comprise of one unit in Trinity Stapled Trust and one share in Trinity Limited. The unit and the share are stapled together and cannot be treated separately. Each entity forming part of Trinity Group continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with the reporting and disclosure requirements under the *Corporations Act 2001* and Australian Accounting Standards.

While legally, securityholders own a share in the company and a unit in the trust as separate legal entities, under Accounting Standards Trinity Limited has been deemed the parent entity of the Trinity Stapled Trust and the financial report is prepared on this basis.

It is the current intention of the Trust and Trinity Limited to remain as a stapled entity, but this could be changed, subject to the *Corporations Act 2001* and ASX Listing Rules, by special resolution of the Trust Unitholders and the Shareholders of Trinity Limited.

Directors' and Executives Interests

As at the date of this report, the relevant interests of the Directors and executives of Trinity Limited and Trinity Investment Management Limited in the stapled securities and options of Trinity Group and the Trust were as follows:

Director	No of securities	No of options	Senior Executives	No of securities	No of options
Mr Brett Heading	600,000	-	Mr Craig Bellamy	35,000	-
Mr Richard Friend	229,750	-	Mrs Laura Fanning (maternity leave)	1,947	-
Mr Christopher Morton	34,280,882	4,750,000	Mrs Janita Robba	-	-

Security Options

Details of options granted to Directors and Executives of Trinity Group can be found in Note 31 of the Notes to the Financial Statements.

Corporate Governance

A Corporate Governance Statement attached at page 17 provides details of the corporate governance practices of Trinity Group and forms part of the Directors' Report.

Remuneration Report

A Remuneration Report attached at page 10 provides details of the remuneration and equity holdings of Directors and executives and forms part of the Directors' Report.

Review Of Results And Operations

The performance of Trinity Group as represented by the results of operations for the year, were as follows:

	Consolidated	
	30 June 2011	30 June 2010
Revenue and other income ($'000)	23,330	34,681
Profit/(loss) attributable to securityholders of Trinity Group ($'000)	14,889	(50,332)
Basic earnings/(loss) per stapled security (cents)	6.6	(21.7)
Diluted earnings/(loss) per stapled security (cents)	6.6	(21.7)
Net assets ($'000)	59,195	46,579
Net tangible assets per stapled security ($)	0.286	0.196

The consolidated net profit for the year ended 30 June 2011 after providing for income tax attributable to the securityholders of Trinity Group was $14.90 million (2010 – loss of $50.33 million). Reductions to equity reserves for the year were $2.16 million which were primarily adjustments related to the settlement with Mr Don O'Rorke and certain Project Partners on 13 April 2011. Trinity Group's equity has increased by $12.62 million during the 30 June 2011 year.

The most significant achievement for Trinity Group during the reporting period was the settlement reached with Mr O'Rorke and certain Project Partners. The transactions settled on 13 April 2011 and included the cancellation of Trinity Group (TCQ) securities held by Mr O'Rorke and associated entities, the disposal of Trinity's Japanese operations to an associate of Mr O'Rorke and the disposal of Trinity Development Group Pty Ltd (a development entity) to entities associated with Mr O'Rorke. Further, Trinity Group's investment in Trinity Development Group was also cancelled with Trinity Group's liability in relation to outstanding calls on the securities being extinguished.

At about the same time, a restructure of the Trinity Land Group resulted in Trinity Group's investment in that Fund being cancelled on the release of Trinity Group from onerous guarantee obligations to the Fund.

These transactions have collectively had a significant positive impact on Trinity Group's results and financial position for the reporting period, accretive to the 30 June 2010 net tangible assets per stapled security by approximately 7 cents.

The O'Rorke and Project Partner transactions and settlements, together with the sale of the Trinity Funds Management business subsequent to balance date, consumed a significant amount of executive time during the reporting period. As a result of the settlements now having taken place, Trinity Group's Board has turned its focus to determining the future strategy of the business and will continue to formulate such.

The Board continued to focus on debt management during the 30 June 2011 year, achieving a 60% loan to value ratio as at 30 June 2011 with its primary financier National Australia Bank, and compliance with all debt covenants at balance date.

Distributions and Dividends

Distributions paid or payable to stapled securityholders during the financial year are as follows:

	Cents per security	$'000
Interim distribution paid	Nil	-
Final distribution payable	Nil	-

Group Overview

State of Affairs

Direct Property

A focus on direct Australian property holdings during the reporting period has resulted in a strong overall performance of the assets. Of particular note is the property at 308 Queen Street/88 Creek Street in Brisbane. The commercial tower (88 Creek Street) was fully let by 30 June 2011 and the heritage building (308 Queen Street) has only a few suites still to be let. The ground floor retail space in this property is being developed to facilitate multiple tenancies with letting expected to commence in September 2011. The leasing activity in this property has significantly enhanced the value of this asset over the past 12 months.

Trinity Group had previously announced its intention to sell the properties at Richlands, Queensland and Mulgrave, Victoria during 2011 as the Board determined these assets to be non-core to Trinity Group's operations. These properties have not been sold as at the date of this report but will continue to be held for sale.

Contracts of sale on 8 apartments at the Cumberland Lorne Resort were entered in to during the 30 June 2011 year, with all having settled by the date of this report, realising $3.98 million for Trinity Group before selling costs. The sale price of all apartments exceeded book value. Net proceeds from the sales of all apartments that settled by 30 June 2011 were applied to debt reduction. Trinity Group owned 42 apartments at Cumberland Lorne Resort at 30 June 2011.

The Trinity Group subsidiaries which owned the two Japanese properties were sold to an associate of Mr O'Rorke in association with the settlement on 13 April 2011.

Funds Management

Trinity Group's 50% investment in Trinity Funds Management Limited and Trinity Funds Management Services Group performed well during the year. As outlined later in this report, Trinity Group's investment in these businesses was sold to LaSalle Investment Management on 1 August 2011, subsequent to balance date.

Investment

During the 30 June 2011 year, Trinity Group held investments in Trinity Development Group and Trinity Land Group, which were cancelled in April 2011 in conjunction with the O'Rorke and Project Partners settlement, and as a result of a Fund restructure, respectively.

Trinity Group also held direct investments during the 30 June 2011 year in Trinity Property Trust and Trinity Opportunistic Fund No 1, which were Funds managed by Trinity Funds Management Limited. As outlined later in this report, Trinity Group sold its investment in Trinity Property Trust to LaSalle Investment Management on 1 August 2011, subsequent to balance date.

Capital Management

As at 30 June 2011, Trinity Group's gearing ratio, calculated as a percentage of net interest bearing liabilities over total tangible assets (excluding cash) was 56.9% (2010: 64.5%). Trinity Group's property gearing ratio, calculated as a percentage of net interest bearing liabilities over total property assets was 68.6% (2010: 78.8%).

As at 1 August 2011 (after the sale of Trinity Group's investment in the Trinity Funds Management business, and units in Trinity Property Trust), Trinity Group's gearing ratio was 50.0% and property gearing ratio was 52.6%.

Total debt facilities were $90.1 million at balance date, of which $88.8 million was utilised as at 30 June 2011. Trinity Group manages interest rate exposure on debt facilities through the use of fixed rate bills. At year end, $60.0 million or 67.6% of Trinity Group's debt was hedged.

During the financial year, Trinity Group reduced its debt facilities with National Australia Bank (NAB) from $93.9 million to $69.9 million. These facilities have a common expiry date of 30 April 2012 and subsequent to balance date NAB approved an extension to the expiry date of the facilities to 30 April 2013. Trinity Group's loan to value ratio (LVR) for NAB facilities as at 30 June 2011 was 59.9% compared with a maximum LVR covenant of 60.0%.

Operating activities resulted in a net cash inflow of $1.0 million. The sale of Lorne apartments, together with distributions from investments held, were significant contributors to the net cash inflow from investing activities of $0.7 million. These funds were largely used to repay debt. There was a net cash outflow from financing activities of $22.9 million primarily as a result of proceeds from asset sales in the 2010 financial year being used to reduce debt in the 2011 financial year. Overall there was a net cash outflow of $21.2 million for the year.

Units on Issue

At 30 June 2011 there were 203,405,928 units on issue (2010: 231,701,540). Details of units issued by Trinity Limited and the Trust are disclosed in Note 24 to the financial statements.

Significant Events After the Balance Date

On 30 June 2011 Trinity Group received net proceeds of $0.84 million from the settlement of two contracts of sale for apartments at Cumberland Lorne Resort. The net proceeds were applied to reduce Trinity Group interest bearing debt on 1 July 2011.

On 22 July 2011, Trust Company (Australia) Limited were appointed custodian of Trinity Stapled Trust by Trinity Investment Management Limited as Responsible Entity for the Trinity Stapled Trust, replacing Trinity Funds Management Limited in the role.

On 25 July 2011, 2.25 million TCQ securities, held by an entity associated with Benjamin McCarthy, the former CEO of Trinity Group, were sold on market in accordance with a Subscription Deed entered into with Mr McCarthy whilst employed with Trinity Group. The Subscription Deed required the proceeds of sale of the securities of $0.48 million to be paid to Trinity Group in full and final satisfaction of all obligations under the Deed. Upon sale of the securities, an amount of $0.17 million was paid to Mr McCarthy, being funds withheld by Trinity Group from prior year bonuses as security for the 2.25 million securities.

On 1 August 2011, Trinity Group sold to Lasalle Investment Management its 50% investment in Trinity Funds Management Limited (TFML), together with certain assets of Trinity Funds Management Services Pty Ltd for $9.25m plus net tangible assets. In addition to this sale, Lasalle Investment Management also purchased Trinity Group's direct holdings in Trinity Property Trust which were priced at the 30 June 2011 unit price and settled contemporaneously with the share and asset sale. Clarence Property Corporation Limited (Clarence), the co-owner of TFML also sold its 50% investment to Lasalle Investment Management together with its direct holdings in Trinity Property Trust. Both Trinity Group and Clarence have severally provided extensive vendor warranties and indemnities to Lasalle Investment Management in relation to the transaction.

Under the Securities Sale Agreement entered into between Clarence and Trinity Group on 19 May 2010 for the sale of 50% of TFML and Trinity Funds Management Services Pty Ltd, a contingent asset was recognised by Trinity Group representing further consideration of $1.0 million payable by Clarence contingent on subsequent events. One of the subsequent events relevant to this payment was the provision of a Litigation Indemnity to Clarence from Trinity Group in the event that Clarence suffered a loss in the value of its investment in TFML as a direct result of litigation commenced against the company relating to a cause of action that arose prior to 5 May 2010. Under the contract of sale of TFML to Lasalle Investment Management, both Trinity Group and Clarence provided extensive vendor warranties and indemnities to Lasalle Investment Management in relation to the transaction on a several basis. The Trinity Group Board reviewed the conditions relating to the $1.0 million contingent asset and determined that the provision of the Litigation Indemnity would expose Trinity Group to potential litigation risk which, without the indemnity being provided, would otherwise be borne by Clarence. A commercial settlement was subsequently reached with Clarence whereby $0.55 million was paid as full and final settlement without Trinity Group providing a Litigation Indemnity. The Board considered the settlement to be a superior result to otherwise providing the Litigation Indemnity. After transaction costs and incentive payments of $0.8 million made to senior employees of Trinity Funds Management Services Group, the net result for Trinity Group of the settlements with LaSalle Investment Management and Clarence will be a loss on sale of $0.2 million.

On 30 August 2011, NAB provided Trinity Group with a 12 month extension on their debt facilities, such that the expiry date of the facilities is now 30 April 2013 (previously 30 April 2012). The extension has been granted on substantially the same terms and conditions as the existing facility, with the exception of a reduction in the loan to value ratio covenant to 50% initially and 55% thereafter, and an increase in the interest cover ratio covenant from 1.35 times to 1.5 times.

Other than the matters discussed above, there have been no other significant events since balance date which may affect either the operations of the consolidated entity or the results of those operations or the state of affairs of the consolidated entity, which have not been disclosed already in this report.

Likely Developments and Expected Results of Operations

Further information about likely developments in the operations of Trinity Group, the Trust and the expected results of those operations in future financial years has not been included in this report because disclosure of the information would be likely to result in unreasonable prejudice to Trinity Group and the Trust.

Environmental Regulation and Performance

Trinity Group's and the Trust's environmental responsibilities, such as waste removal and water treatment, have been managed in compliance with all applicable regulations and license requirements and in accordance with industry standards. No breaches of requirements or additional environmental issues have been discovered nor brought to the Board's attention.

Register of Securityholders

The register of securityholders has, during the year ended 30 June 2011, been properly drawn up and maintained so as to give a true account of the securityholders of Trinity Group and the Trust.

Interests of the Responsible Entity

The Responsible Entity has not held any units in the Trust during the year.

Remuneration of the Responsible Entity

Details of the Responsible Entity's remuneration and other transactions with the Trust are disclosed in Note 29 to the Financial Statements.

Indemnification of Officers and Auditors

Neither Trinity Group nor the Trust has indemnified or made a relevant agreement for indemnifying against a liability any person who is or has been an officer of Trinity Limited or the Trust or an auditor of Trinity Limited or the Trust.

During the financial year Trinity Group has paid premiums in respect of its officers for liability and associated legal expenses covered by insurance contracts for the year ended 30 June 2011. Such insurance contracts insure against certain liabilities (subject to specified exclusions) for persons who are or have been executive officers of Trinity Group. Details of the nature of the liabilities covered or the amount of the premium paid have not been included as such disclosure is prohibited under the terms of the contracts.

Claims Against Trinity Group

There are no claims that the Board has been made aware of against Trinity Group or the Trust.

Non Audit Services

During the year PKF (East Coast Practice), Trinity Group's and the Trust's auditor, has not performed any other services in addition to statutory duties.

Details of the amounts paid or payable to the auditor of Trinity Group and the Trust can be found in Note 8 of the Notes to the Financial Statements.

Auditor's Independence Declaration

We confirm that we have obtained a declaration of independence from our auditors, in accordance with Section 307C of the *Corporations Act 2001*, as set out on page 90.

Auditor

PKF (East Coast Practice) continue in office in accordance with Section 327 of the *Corporations Act 2001*.

Rounding of Amounts

The entity is a kind of entity referred to in ASIC Class Order 98/100 dated 10 July 1998 and in accordance with that Class Order, amounts in the financial report and Directors' Report have been rounded to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with resolutions of the Boards of Directors of Trinity Limited and Trinity Investment Management Limited.

Richard Friend
Non-Executive Director

Brett Heading
Chairman

Dated in Brisbane this 30th day of August 2011.

Remuneration Report – Audited

The Board does not presently have a Remuneration and Nomination Committee. The Directors consider that the company is not of a size, nor are its affairs of such complexity, to justify the formation of a separate committee. The Board is responsible for determining and reviewing the remuneration arrangements for Directors, the Chief Executive Officer and key management personnel. Trinity Group's remuneration policy is to ensure that remuneration packages properly reflect the person's duties and responsibilities and that the remuneration is competitive in attracting, retaining and motivating people of the highest quality.

Non-Executive Directors' fees are determined at the discretion of the Directors within an aggregate Directors' fee pool limit, which is periodically recommended for approval by securityholders. The current limit of $650,000 per annum inclusive of compulsory superannuation contributions was approved by securityholders at the Annual General Meeting held on 21 November 2007.

Key Management Personnel

The names and position held of key management personnel in Trinity Limited and Trinity Group during the period to 30 June 2011 were:

Current Key Management Personnel

Non-Executive Directors
Mr Brett Heading
Mr Richard Friend

Executive Directors
Mr Chris Morton

Senior Executives

Mr Craig Bellamy	Chief Executive Officer
Mrs Laura Fanning	Chief Financial Officer and Company Secretary (until 23 December 2010)
Mrs Janita Robba	Chief Financial Officer and Company Secretary (appointed 23 December 2010)

Former Key Management Personnel

Details of former key management personnel are disclosed under key management personnel remuneration on pages 12 to 14.

Under the provisions of AASB 124 'Related Party Disclosures' there are no further employees or other members of the organisation who fall within the definition of key management personnel.

Executive Director and Key Management Personnel Remuneration

Remuneration packages include a mix of fixed and performance based remuneration.

Fixed remuneration is typically set by reference to the competitive market for executive talent. Fixed remuneration is calculated on a "total cost to Trinity Group" basis, including the cost of employee benefits such as superannuation, motor vehicles and car parking, together with fringe benefits tax applicable to those benefits.

Trinity Group's employment contracts explicitly state that fixed remuneration will be reviewed each year but increases are not guaranteed.

Performance based remuneration takes the form of bonuses based on the achievement of goals relating to the performance of Trinity Group, and a range of qualitative and quantitative factors and specific executive performance.

Non-Executive Directors do not receive performance based remuneration.

Notice periods and termination benefits as required by law apply to each of the Directors and key management personnel.

Relationship between Remuneration and Company Performance

Although underlying market conditions have significantly impacted Trinity Group's performance and shareholder returns in recent years, the Board considers the performance of Trinity Group as a whole, together with overall securityholder value, when determining the level of key management personnel remuneration, including bonuses and share based payments.

Share prices are influenced by market sentiment towards the property sector and other business segments in which Trinity Group operates and changes can occur independent of company performance. The share price at the end of the financial year for the last five years has been:

	2007	2008	2009	2010	2011
Share price at year end	$3.00	$1.00	$0.18	$0.06	$0.18

During the year ended 30 June 2011 the share price of Trinity Group's stapled securities ranged from a low of $0.06 to a high of $0.21.

Share based Remuneration

Trinity Group has two employee stapled securities schemes. The Trinity Stapled Securities Plan Trust was set up with the plan trustee being Trinity ESOP Pty Ltd, a wholly owned subsidiary of Trinity Limited. Details of the schemes are as follows:

1. Trinity Exempt Employee Stapled Securities Plan – under this plan all current full time and permanent part time employees with 12 months service are eligible to be allocated $1,000 worth of stapled securities each year providing the Trinity Group meets the annual EPS target set by the board for that relevant year. The board may decide in August each year whether a grant of exempt securities will be made for that year. For the initial allocation on 24 October 2008, 32 employees were eligible and all securities allocated were acquired on market by the Trust. All securities have now vested.

   Restrictions on disposal of exempt securities

   Under the exempt plan employees generally cannot sell securities until:

   - a period of three years has elapsed from the date on which the exempt securities were allocated by the plan trustee; or
   - the employee is no longer employed by Trinity Group or its related companies.

No securities were allocated under this plan in the 2010 or 2011 years.

2. Trinity Deferred Employee Stapled Securities Plan – a participant in this plan must be a full time or permanent part time employee. Eligible employees can defer on a voluntary basis up to 100% of their potential short term incentive (STI) by electing that the plan trustee acquire stapled securities (deferred STI securities) to the same value. These securities are subject to disposal restrictions but there are no vesting conditions imposed on these deferred STI securities.

   In addition to the above eligible employees may also be awarded stapled securities (deferred reward securities) for no cost. The board may determine the timing and frequency for granting deferred reward securities, the appropriate vesting conditions and the relevant time period over which these vesting conditions are relevant.

Restrictions on disposal

Deferred STI securities and vested deferred reward securities will be released from the Plan Trust on the earliest of:

- the employee submitting a notice of withdrawal and the board approving the release;
- the employee ceasing employment with Trinity Group or its related companies;
- Trinity Group being the subject of a takeover offer or change in control proposal;
- ten years after the date the deferred STI securities or vested deferred reward securities were allocated; or
- the board otherwise decides the deferred STI securities or vested deferred reward securities should be released.

No STI securities were allocated in the 2010 or 2011 years.

Key management personnel remuneration

Details of the nature and amount of each major element of the remuneration of each director of Trinity Group and the key management personnel of Trinity Group are as follows:

	Short Term			Post Employment			Long-Term	Share Based Payment	Total	Proportion of remuneration performance related	Proportion of remuneration consisting of options
	Salary & Fees	Cash Bonus	Non Monetary Benefits	Super-annuation	Retirement Benefits	Termination Benefits	Incentive Plans	Options & Securities			
Directors	$	$	$	$	$	$	%	$	$	%	%
Current Directors											
Mr Brett Heading											
30/6/11	153,640	-	-	-	-	-	-	-	153,640	-	-
30/6/10	140,627	-	-	-	-	-	-	-	140,627	-	-
Mr Chris Morton											
30/6/11	175,000	-	6,573	15,199	-	-	-	-	196,772	-	-
30/6/10	223,263	50,000	2,868	10,089	-	-	-	220,325	506,545	9.9%	43.5%
Mr Richard Friend											
30/6/11	75,000	-	-	6,750	-	-	-	-	81,750	-	-
30/6/10	79,805	-	-	7,182	-	-	-	-	86,987	-	-
Former Directors											
Mr Steven Leigh (Joint Managing Director - resigned 19 May 2010)											
30/6/11	-	-	882	-	-	-	-	-	882	-	-
30/6/10	447,620	130,000	3,400	12,790	-	-	-	-	593,810	21.9%	-
Mr Keith De Lacy (Non-Executive Chairman - resigned 21 August 2009)											
30/6/11	-	-	-	-	-	-	-	-	-	-	-
30/6/10	14,232	-	-	1,281	-	-	-	-	15,513	-	-
Mr Anthony Hartnell (Non-Executive Director - resigned 21 August 2009)											
30/6/11	-	-	-	-	-	-	-	-	-	-	-
30/6/10	9,785	-	-	-	-	-	-	-	9,785	-	-
Mr Peter Lewis (Executive Deputy Chairman - resigned 22 July 2009)											
30/6/11	-	-	-	-	-	-	-	-	-	-	-
30/6/10	6,498	-	-	585	-	-	-	-	7,083	-	-

Remuneration Report – Audited *(continued)*

	Short Term			Post Employment			Long-Term	Share Based Payment	Total	Proportion of remuneration performance related	Proportion of remuneration consisting of options
	Salary & Fees	Cash Bonus	Non Monetary Benefits	Super-annuation	Retirement Benefits	Termination Benefits	Incentive Plans	Options & Securities			
Directors	$	$	$	$	$	$	%	$	$	%	%
Total Remuneration: Directors											
30/6/11	403,640	-	7,455	21,949	-	-	-	-	433,044	-	-
30/6/10	921,830	180,000	6,268	31,927	-	-	-	220,325	1,360,350	-	-

Non-Executive Directors' remuneration comprises fixed fees determined having regard to the level of responsibility including committee memberships, industry practice and the need to retain appropriately qualified independent persons. Fees for the year ended 30 June 2011 do not contain any non-monetary benefits.

Remuneration of the Executive Directors was determined by the Board. In this respect, consideration is given to normal commercial rates of remuneration for similar levels of responsibility.

	Short Term			Post Employment			Long-Term	Share Based Payment	Total	Proportion of remuneration performance related
	Salary & Fees	Cash Bonus (A)	Non Monetary Benefits	Super-annuation	Retirement Benefits	Termination Benefits	Incentive Plans	Options & Securities		
Senior Executives	$	$	$	$	$	$	$	$	$	%
Current Senior Executives										
Mr Craig Bellamy										
30/6/11	384,801	50,000	6,573	15,199	-	-	-	-	456,573	10.9%
30/6/10	380,130	50,000	3,400	14,461	-	-	-	-	447,991	11.1%
Mrs Janita Robba (part time; appointed 23 December 2010)										
30/6/11	49,894	-	-	4,490	-	-	-	-	54,384	-
30/6/10	-	-	-	-	-	-	-	-	-	-
Mrs Laura Fanning (maternity leave 23 December 2010)										
30/6/11	116,526	-	-	9,628	-	-	-	-	126,154	-
30/6/10	21,447	20,000	-	1,672	-	-	-	-	43,119	10.0%
Former Senior Executives										
Mr Laurence Brindle (Chief Executive Officer - resigned 19 July 2009)										
30/6/11	-	-	-	-	-	-	-	-	-	-
30/6/10	150,765	-	120	3,133	-	-	-	-	154,018	-
Mr David Asplin (General Manager of Institutional Funds Management - resigned 19 May 2010)										
30/6/11	-	-	-	-	-	-	-	-	-	-
30/6/10	317,693	-	-	12,051	-	-	-	-	329,744	-
Ms Lisa Briese (Company Secretary - resigned 19 May 2010)										
30/6/11	-	-	-	-	-	-	-	-	-	-
30/6/10	128,240	-	-	10,309	-	-	-	-	138,549	-
Mrs Tracy Bartley (part time; Company Secretary - resigned 28 August 2009)										
30/6/11	-	-	-	-	-	-	-	-	-	-
30/6/10	28,024	-	-	2,077	-	-	-	-	30,101	-
Total Remuneration: Executives										
30/6/11	551,221	50,000	6,573	29,317	-	-	-	-	637,111	-
30/6/10	1,026,299	70,000	3,520	43,703	-	-	-	-	1,143,522	-

Notes in relation to the table of Executive Officers' remuneration – audited

A. Amounts included in remuneration for the financial year represent amounts accrued and paid in the financial year based on the satisfaction of specified performance criteria. The Trinity Group Board has the discretion to award bonuses to executives based on individual performance with appropriate reference and weighting given to overall securityholder value.

Options granted as compensation

No options were granted during the reporting period.

Exercise of options granted as compensation

No options were exercised during the reporting period.

Modification of terms of share based payment transactions

No terms of share based payment transactions (including options granted as compensation to a key management person) have been altered or modified by the issuing entity during the reporting period or the prior period.

Service contracts

It is Trinity Group's policy that service contracts for key management personnel, excluding Executive Directors and the Chief Executive Officer, are unlimited in term but capable of termination on 1 month's notice and Trinity Group retains the right to terminate the contract immediately, by making payment equal to 1 month's pay in lieu of notice.

Key management personnel are entitled to receive on termination of employment their statutory entitlements of accrued annual and long service leave.

The service contract outlines the components of compensation paid to key management personnel but does not prescribe how compensation levels are modified year to year. Compensation levels are reviewed each year to take into account any change in the scope of the role performed by the senior executive.

Executive Director

Since 1 July 2010, Christopher Morton's remuneration as part time Deputy Chairman is an annual remuneration package of $190,199. Mr Morton's contract provides for a two month notice period. A component of Mr Morton's initial remuneration package included a grant of 4.75 million options to acquire stapled securities at an exercise price of 18 cents. The options expire on 30 June 2014.

Chief Executive Officer

Craig Bellamy, Chief Executive Officer, has entered into a contract of employment with Trinity Limited effective 19 July 2009. The contract specifies the duties and obligations to be fulfilled by the Chief Executive Officer and provides for the Board to review the executive's performance annually or at other intervals agreed between the executive and the Board. The service contract has a completion date of 19 July 2014 and a starting salary package of $400,000.

A summary of the terms of the employment contract are as follows:

(i) The executive is entitled to a short term incentive (STI) up to a maximum of 100% of annual salary after being assessed annually against key performance indicators. Half of the STI is to be taken in cash and the other half is to be taken as stapled securities to vest three years after the date of assessment of the STI. A trust arrangement will be established to hold the stapled securities, with the distributions being paid to the executive throughout the three year period before they vest. If the executive ceases employment for any reason prior to the date of vesting he will forfeit any rights to the stapled securities.

(ii) The executive's employment may be terminated by the executive or by the employer at any time by either of them giving to the other not less than two months written notice. If the employer terminates the executive's employment without cause and without providing notice, the employer will then pay to the executive one year's salary.

In accordance with (i) above, a $50,000 cash bonus payable to Mr Bellamy was approved by the Trinity Group Board in respect of the year ended 30 June 2011.

Directors and key management personnel holdings of stapled securities

Movements during the reporting period in the number of securities of Trinity Group held directly, indirectly or beneficially by each director and key management personnel including personally related entities are as follows:

	Held at 1 July 2010	Purchases/ (sales)	Employee Stapled Securities Plans	Dividend reinvestment plan	Other*	Held at 30 June 2011
Current Directors						
Mr Brett Heading	400,000	200,000	-	-	-	600,000
Mr R Friend	80,500	149,250	-	-	-	229,750
Mr C A Morton	29,656,605	519,113	-	-	-	30,175,718

	Held at 1 July 2010	Purchases/ (sales)	Employee Stapled Securities Plans	Dividend reinvestment plan	Other*	Held at 30 June 2011
Current Senior Executives						
Mr C Bellamy	35,000	-	-	-	-	35,000
Mrs Laura Fanning	1,947	-	-	-	-	1,947
Mrs Janita Robba	-	-	-	-	-	-

Loans and other transactions with Directors and key management personnel are disclosed in full at Note 29 of the Financial Statements.

Directors and key management personnel holdings of options

	Held at 1 July 2010	Granted during the year	Forfeited during the year	Held at 30 June 2011
Current Directors				
Mr Brett Heading	-	-	-	-
Mr R Friend	-	-	-	-
Mr C A Morton	4,750,000	-	-	4,750,000

	Held at 1 July 2010	Granted during the year	Forfeited during the year	Held at 30 June 2011
Current Senior Executives				
Mr C Bellamy	-	-	-	-
Mrs Laura Fanning	-	-	-	-
Mrs Janita Robba	-	-	-	-

Corporate Governance Report

In recognising the need for the highest standards of corporate behaviour and accountability, the Directors of Trinity Group support and adhere to the principles of corporate governance.

This statement outlines the main corporate governance practices in place during the financial year, which complies with the ASX Corporate Governance Council recommendations, unless otherwise stated.

Role of the Board

The Board's primary role is the protection and enhancement of long-term securityholder value.

To fulfil this role, the Board is responsible for the overall corporate governance of Trinity Group including formulating its strategic direction, approving and monitoring capital expenditure, setting remuneration and creating succession policies for Directors and Senior Executives, establishing and monitoring the achievement of management's goals and ensuring the integrity of internal control and management information systems.

It is also responsible for approving and monitoring financial and other reporting.

The Boards of Trinity Limited and Trinity Investment Management Limited (the "Responsible Entity") currently have the same Directors. The Responsible Entity is responsible for the operation of the Trust. The Responsible Entity must exercise its powers and perform its obligations under the Trinity Stapled Trust Constitution and the *Corporations Act 2001* in the best interests of securityholders to ensure that activities of the Trust are conducted in a proper manner. In particular, the Responsible Entity is responsible for the selection and management of investment properties, maintenance of accounting and statutory records for the Trust, compliance with statutory requirements of managing the Trust including communication with securityholders and management of the debt facilities and equity raisings of the Trust.

During the year, the Board delegated responsibility for the operation and administration of Trinity Group to the Executive Director, Chief Executive Officer and executive management.

Board processes

The Board now operates with support from two Board committees as follows:

- Audit Committee – established 1 December 2009
- Compliance Committee – established 1 December 2009.

The Audit and Compliance Committees have written mandates and operating procedures, which are reviewed on a regular basis.

Due to the composition of the Board and limited number of key management personnel and executives, Trinity Group has not established a separate Remuneration Committee. The Board takes responsibility for all matters which would otherwise have been a Remuneration Committee responsibility.

The Board has also established a framework for the management of Trinity Group including a system of internal control, a business risk management process and the establishment of appropriate ethical standards.

The full Board currently holds twelve scheduled meetings each year, plus strategy meetings and any extraordinary meetings at such other times as may be necessary to address any specific significant matters that may arise.

The agenda for meetings is prepared in conjunction with the Chairman, Executive Director, Chief Executive Officer and Company Secretary as appropriate. Standing items include the Executive Director and Chief Executive Officer's report, financial reports, strategic matters, governance and compliance. Submissions are circulated in advance. Executives are regularly involved in Board discussions and Directors have other opportunities, including visits to business operations, for contact with a wider group of employees.

Director education

Trinity Group informs new Directors and senior executives about the nature of the business, current issues, the corporate strategy and the expectations of Trinity Group concerning performance of Directors. Directors also have the opportunity to visit Trinity Group's facilities and meet with management to gain a better understanding of business operations.

Board evaluation

The Chairman has conducted a review of the effectiveness of the Board, its committees and its members during the year. The review considered the role of the Board and its performance, executive management and their performance. In addition the review considered board processes, corporate governance and strategic planning.

Further, the performance of senior management (other than the Executive Director and Chief Executive Officer) is reviewed by either the Executive Director or Chief Executive Officer as appropriate. The Executive Directors' and Chief Executive Officer's performance is reviewed by the Board.

Independent professional advice and access to information

Each director has the right of access to all relevant information and to Trinity Group's executives and, subject to prior consultation with the Chairman, may seek independent professional advice from a suitably qualified adviser at Trinity Group's expense. The Director must consult with an advisor suitably qualified in the relevant field, and obtain the Chairman's approval of the fee payable for the advice before proceeding with the consultation. A copy of the advice received by the director is made available to all other members of the Board.

Composition of the Board

The names, qualification and experience of the Directors of Trinity Group in office at the date of this report, specifying which are independent, are set out in the Directors' report on pages 2 to 3 of this report.

The composition of the Board is determined using the following principles:

- a minimum of three Directors, with a broad range of expertise in property, finance and funds management
- a majority of the Board to be independent Non-Executive Directors
- a majority of Directors having extensive knowledge of the property and funds management industries, and those without such knowledge having extensive expertise in significant aspects of the law, or risk management of large companies
- an Independent Non-Executive Director is appointed as Chairman
- enough Directors to serve on various committees without overburdening the Directors or making it difficult for them to fully discharge their responsibilities
- Directors are subject to re-election every three years.

The Board currently has two Independent Non-Executive Directors and an Executive Deputy Chairman. Brett Heading is considered to be an independent director even though the law firm of which Mr Heading is a partner has provided advisory services to Trinity Group during the year. Mr Heading has not been directly involved in the provision of any advice, or the commissioning and management of any legal matters. This responsibility rests with executive management.

Independent Directors

An Independent Director is a director who is not a member of management (a Non-Executive Director) and who:

- holds less than five percent of the voting securities of Trinity Group and is not an officer of, or otherwise associated, directly or indirectly, with a securityholder of more than five percent of the voting securities of Trinity Group
- has not within the last three years been employed in an executive capacity by Trinity Group or another group member, or been a director after ceasing to hold any such employment
- has not within the last three years been a principal of a material professional adviser or a material consultant to Trinity Group or another Group member, or as employee materially associated with the service provided
- is not a material supplier or customer of Trinity Group or another group member, or an officer of or otherwise associated, directly or indirectly, with a material supplier or customer
- has no material contractual relationship with Trinity Group or another group member other than as a director of Trinity Group
- has not served on the Board for a period which in the Board's opinion could, or could reasonably be perceived to, materially interfere with the Directors ability to act in the best interests of Trinity Group
- is free from any interest and any business or other relationship which could, or could reasonably be perceived to, materially interfere with the director's ability to act in the best interests of Trinity Group.

Audit Committee

The Audit Committee was formed on 1 December 2009 and has a documented charter approved by the Board. All members must be Non-Executive Directors with a majority being independent. The Committee may also from time to time have members who are not Directors of the company but who hold skills and qualifications, which in the opinion of Directors, makes them suitable or desirable to be a member of the Committee. Currently the committee has two Independent Non-Executive Directors and an external Independent Non-Executive Committee Member. The chairman should be independent and may not be the chairman of the Board. The Committee advises on the establishment and maintenance of a framework of internal control and appropriate ethical standards for the management of Trinity Group.

The members of the Audit Committee during the year and up to the date of this report were:

Mr Richard Friend – Independent Non-Executive Director – Chairman of the Committee appointed a member of the committee on 1 December 2009.
Qualifications: BCom, LLB(Hons), LLM, FTIA, MAICD

Mr Brett Heading – Independent Non-Executive Director appointed a member of the committee on 1 December 2009.
Qualifications: BCom, LLB (Hons), FAICD

Mr Alex Fraser – Independent Non-Executive Committee Member appointed a member of the committee on 1 December 2009.
Qualifications: BEcon, FCA, G.Dip.App.Fin.

The external auditors, other Directors, Chief Executive Officer, Chief Financial Officer and other senior management are invited to the Audit Committee meetings at the discretion of the Committee. The number of Committee meetings during the year and the committee member's attendance record is disclosed in the table of Directors' meetings.

The Chief Executive Officer and the Chief Financial Officer have declared in writing to the Board that the financial records of Trinity Group have been properly maintained and the financial reports for the year ended 30 June 2011 comply with accounting standards and present a true and fair view of Trinity Group's financial condition and operational results. This statement is required annually.

The external auditor met with the Audit Committee four times during the year.

The responsibilities of the Audit Committee include:

- reviewing the annual and half-year financial reports and other financial information distributed externally. This includes approving new accounting policies to ensure compliance with Australian Accounting Standards and assessing whether the financial information is adequate for securityholder needs;
- establishing procedures for selecting, appointing and, if necessary, removing the external auditor;
- assessing whether non-audit services provided by the external auditor are consistent with maintaining the external auditor's independence. Each reporting period the external auditor provides an independence declaration in relation to the audit or review;
- assessing the adequacy of the internal control framework;
- organising, reviewing and reporting on any special reviews deemed necessary by the Board;
- monitoring procedures to ensure compliance with *Corporations Act 2001* and the Australian Securities Exchange Listing Rules and all other regulatory requirements;
- addressing any matters outstanding with auditors, Australian Taxation Office, Australian Securities and Investments Commission, Australian Securities Exchange and financial institutions; and

The Audit Committee reviews the performance of the external auditors on an annual basis and normally meets with them during the year to:

- discuss the external audit plans, identifying any significant changes in structure, operations, acquisitions and key finance personnel;
- discuss internal controls or accounting policies likely to impact the financial statements and to review the fees proposed for the audit work to be performed;
- review the half-year and preliminary final report prior to lodgement with the Australian Securities Exchange and any significant adjustments required as a result of the auditor's findings and to recommend Board approval of these documents;
- prior to announcement of results, review the annual and half-year financial reports and recommend them to the Board; and
- review the results and findings of the auditor, the adequacy of accounting and financial controls and to monitor the implementation of any recommendations made.

Audit Committee Structure

The ASX Corporate Governance Council's Corporate Governance Principles and Recommendations provides that the Audit Committee should be structured so it consists only of Non-Executive Directors and consists of a majority of independent Directors. The Audit Committee currently comprises two Independent Non-Executive Directors, and an independent member who is not a director. Trinity Group considers the composition of the committee to be appropriate as Trinity Limited only has two Independent Directors and an Executive Director and considers that requiring three Independent Directors to serve on the committee would prove too onerous at this stage.

Compliance Committee

The Compliance Committee was formed on 1 December 2009 after the Compliance, Audit and Risk Management Committee was disbanded on 1 December 2009. The Compliance Committee has a documented charter approved by the Board. The members of the Compliance Committee during the year and up to the date of this report are:

Mr Philip Anthon – Independent Non-Executive Chairman, appointed 1 December 2009
Qualifications: LLB, MAICD

Mr Christopher Morton – Executive Committee Member, appointed 1 December 2009
Qualifications: BCom, LLB, LLM, MAICD

Mr Alex Fraser – Independent Non-Executive Committee Member, appointed 1 December 2009
Qualifications: BEcon, FCA, G.Dip.App.Fin

The external Compliance Plan auditor, other Directors, Chief Executive Officer and Chief Financial Officer are invited to Compliance Committee meetings at the discretion of the Committee. The Committee met four times during the year and the committee members' attendance record is disclosed in the table of Directors' meetings.

The external Compliance Plan auditor met with the Compliance Committee once during the year.

To the extent that the *Corporations Act 2001* and ASIC policy requires, the functions of the Compliance Committee, are to:

a. assess at regular intervals (determined by the Compliance Committee) whether the Compliance Plan is adequate and up to date;
b. monitor to what extent the Responsible Entity complies with the Scheme's Compliance Plan and to report on its findings to the Responsible Entity;
c. report and make recommendations to the Board about amendments to the Compliance Plan at such times as it considers necessary or desirable;
d. report to the Board any breach of the Act involving the Scheme, or any breach of the provisions included in the Constitution of which the Compliance Committee becomes aware of, or suspects;
e. report to ASIC any breach of which it becomes aware of suspects and has reported to the Board if the Compliance Committee is of the view that the Board has not taken, or does not propose to take, appropriate action; and
f. do such other things as the Act requires.

Membership

The Board is responsible for the appointment of the Compliance Committee Members. There must be at least three Compliance Committee Members at all times, and the majority of them must be External Compliance Committee Members.

Compliance Committee Members must be suitably qualified for the position. The skills required by the members of the Compliance Committee will vary depending on the other members. The following experience would be useful:

a. a legal background;
b. an accounting background;
c. a trustee background; or
d. a minimum of three years experience in funds management.

The Compliance Officer can be a member of the Compliance Committee if appointed by the Board. The Board may appoint a chair for the Compliance Committee meeting indefinitely or for a term, and terminate that appointment at any time.

Compliance Plan

Trinity Group has a Compliance Plan for the management of the Trust which sets out the key processes, systems and measures that the Responsible Entity has in place to ensure compliance with its Australian Financial Services License, the *Corporations Act 2001*, the Constitution, ASIC, Regulatory Guides and any Disclosure Documents. The Compliance Plan is a "how to" document, providing detail on the obligations which must be met by the Responsible Entity, what measures or procedures are in place to comply with these obligations, how compliance with those measures and procedures will be monitored and how those measures are updated. The Compliance Plan also details the risks of not complying with these obligations and how breaches are to be reported and addressed. The description of measures in place allows staff with compliance responsibilities to identify what procedures they are responsible for monitoring and how often they have to report on compliance or otherwise with those measures. Compliance with the compliance plan is reported on a quarterly basis to the Compliance Committee and is reviewed annually by the external Compliance Plan auditor.

Overseeing the risk management system

The Board oversees the establishment, implementation and annual review of Trinity Group's risk management system.

Management has established and implemented the risk management system for assessing, monitoring and managing operational, financial reporting and compliance risks for Trinity Group. The Chief Executive Officer and Chief Financial Officer have provided assurance in writing to the Board, that the financial reporting and operational risk management and associated internal controls have been assessed and found to be operating effectively. The financial report, operational and other risk management compliance and controls have been assessed and found to be operating efficiently and effectively and management has reported to the Board accordingly.

Trinity Group is committed to proper identification and effective management of risk. Trinity Group's risk management systems are designed to ensure that decisions made enhance long-term shareholder value and that any calculated risks taken are considered by the Board.

Management, through the Executive Director, Chief Executive Officer and/or Chief Financial Officer as appropriate, reported to both the Compliance and Audit Committees and the Board quarterly or more frequently if necessary on the company's key risks and how they were being managed.

The Compliance Committee on behalf of the Board reviewed Trinity Group's risk management systems annually to ensure that management had developed and implemented a sound system of risk management and internal control. Internal controls are reviewed by the external auditors as part of Trinity Group's reporting obligations.

Risk profile

The Compliance Committee reported to the Board on the status of notified risks.

Major risks arise from such matters as actions by competitors, government policy changes, the impact of interest rate movements, environment, occupational health and safety, property, financial reporting, and the purchase, development and use of information systems. These risks are not an exhaustive list but are provided to enable investors to better understand the risks Trinity Group is faced with.

A detailed Compliance Plan also exists for the Trust to ensure compliance with all legislative and regulatory obligations.

Other risk areas, such as Treasury, are also considered by executive management and reported to the Board on a regular basis.

Risk Management Plan

Trinity Group strives to ensure that its operations are of the highest standard. Towards this aim it has prepared a Risk Management Plan consistent with AS/NZS ISO 31000.

The Board is responsible for the overall internal control framework, but recognises that no cost-effective internal control system will preclude all errors and irregularities.

Functional speciality reporting – Key areas subject to regular reporting to the board include treasury and interest rate management.

Investment appraisal – Guidelines for property acquisitions and capital expenditure include annual budgets, detailed appraisal and review procedures, levels of authority and due diligence requirements where properties or businesses are being acquired or divested.

Comprehensive practices have been established to ensure:

- capital expenditure and revenue commitments above a certain size obtain prior Board approval;
- inancial exposures are controlled, including the use of fixed rate instruments. Further details of Trinity Group's policies relating to interest rate management are included in Note 30 to the financial statements;
- occupational health and safety standards and management systems are monitored and reviewed to achieve high standards of performance and compliance with regulations;
- business transactions are properly authorised and executed;
- the quality and integrity of personnel (see below);
- financial reporting accuracy and compliance with the financial reporting regulatory framework (see below); and
- environmental regulation compliance.

To ensure that the quality and integrity of personnel is maintained for Trinity Group, formal appraisals are conducted at least annually for all employees. Training and development and appropriate remuneration and incentives with regular performance reviews create an environment of co-operation and constructive dialogue with employees and senior management.

As part of achieving financial reporting accuracy and compliance with the Financial Reporting Regulatory Framework, the Board requires the Chief Executive Officer and the Chief Financial Officer as appropriate declare, in writing to the Board, that Trinity Group's financial reports are founded on a sound system of risk management and internal compliance and control which implements the policies adopted by the Board. The Chief Executive Officer and Chief Financial Officer have provided these declarations to the Board for the 2011 financial year. Forecasts are updated monthly based on actual results and are communicated to the Board.

Remuneration Report

The remuneration report is set out on pages 10 to 16.

Ethical standards

All Directors, managers and employees are expected to act with the utmost integrity and objectivity, striving at all times to enhance the reputation and performance of Trinity Group. Every employee has a nominated supervisor to whom they may refer any issues arising from their employment.

Conflict of interest

Directors must keep the Board advised, on an ongoing basis, of any interest that could potentially conflict with those of Trinity Group. The Board has developed procedures to assist Directors to disclose potential conflicts of interest. Where the Board believes that a significant conflict exists for a director on a Board matter, the director concerned does not receive the relevant Board papers and is not present at the meeting whilst the item is considered. Details of Director related entity transactions with Trinity Group are set out in Note 29.

The Code of Conduct

Trinity Group expects Directors, senior management and employees to act in accordance with the conduct requirements. The objectives of the conduct requirements are to:

- align the behaviour of the Board and management by maintaining appropriate core Group values and objectives;
- fulfil responsibilities to securityholders by delivering security holder value;
- ensure the usefulness of financial information by maintaining appropriate accounting policies and practices and disclosure;
- fulfil responsibilities to clients, customers and tenants by maintaining high standards of product quality, service standards, commitments to fair value and safety;
- support employment practices such as occupational health and safety, employment opportunity, the level and structure of remuneration and conflict resolution;
- underpin responsibilities to the community, such as environmental protection policies, supporting the community activities and sponsorships and donations;
- underpin responsibilities to the individual, such as privacy, use of privileged or confidential information and conflict resolution;
- ensure compliance with legislation;
- eliminate conflicts of interest;
- minimise corporate opportunities such as preventing Directors and key executives from taking advantage of property information or position for personal gain;
- maintain confidentiality of corporate information;
- promote fair dealing;
- provide protection and proper use of Trinity Group's assets; and
- encourage reporting of unethical behaviour.

Diversity Policy

In accordance with the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations, Trinity Group established a Diversity Policy during the year ended 30 June 2011.

Trinity Group's Diversity Policy focuses on:

- workplace diversity – where all individuals should be treated fairly and with respect, and should have equal access to work opportunities; and
- gender diversity - which requires the Board and senior management to take diversity into account during the recruitment process for all positions within the business, including Board positions.

The policy provides for Trinity Group Board to be responsible for:

- establishing measurable objectives for achieving gender diversity;
- assessing annually both the objectives and the progress in achieving them; and
- reporting annually on the above from 1 July 2011 as far as practicable in accordance with the ASX Principles.

Trading in Trinity Group's Securities by Directors and employees

The key elements of Trinity Group's Securities Trading Policy are:

approval of trading windows by the Chairman of the Board. They may be during the four week period beginning after (1) the release of the Trinity Group's half-year results and annual results to the Australian Securities Exchange, (2) the annual general meeting (3) the release of a prospectus, product disclosure document or other regulated document or (4) for any other period declared by the Chairman of the Board;

- restriction on dealing in the securities whilst in possession of price sensitive information not yet released to the market;
- raising the awareness of legal prohibitions including transactions with colleagues and external advisers;
- requiring details to be provided of intended trading in Trinity Group's securities;
- requiring details to be provided of the subsequent confirmation of the trade; and
- identification of processes for unusual circumstances where discretions may be exercised in cases such as financial hardship.

The policy also details the insider trading provisions of the *Corporations Act 2001* and the prohibition on hedging unvested options.

Communication with securityholders

The Board provides securityholders with information using a comprehensive Continuous Disclosure Policy which includes identifying matters that may have a material effect on the price of Trinity Group's securities, notifying them to the Australian Securities Exchange, posting them on the website and issuing media releases.

In summary, the Continuous Disclosure policy operates as follows:

- the Executive Director, Chief Executive Officer and the Company Secretary as appropriate are responsible for interpreting Trinity Group's policy and where necessary informing the Board. The Executive Director and Chief Executive Officer as appropriate are responsible for all communications with the Australian Securities Exchange. Such matters are advised to the Australian Securities Exchange on the day they are discovered and all senior executives must follow a 'Continuous Disclosure Discovery' process, which involves monitoring all areas of Trinity Group's internal and external environment;
- the annual report is distributed to all securityholders (unless a securityholder has specifically requested not to receive the document), including relevant information about the operations of Trinity Group during the year, changes in the state of affairs and details of future developments;
- the half-yearly report contains summarised financial information and a review of the operations of Trinity Group during the period. The half-year reviewed financial report is lodged with the Australian Securities and Investments Commission and the Australian Securities Exchange and is sent to any securityholder who requests it;
- proposed major changes in Trinity Group which may impact on security ownership rights are submitted to a vote of securityholders;
- all announcements made to the market and related information (including information provided to analysts or the media during briefings), are placed on Trinity Group's website after they are released to the Australian Securities Exchange;
- the full texts of notices of meetings and associated explanatory material are placed on Trinity Group's website;
- the external auditor attends the annual general meetings to answer questions concerning the conduct of the audit, the preparation and content of the auditor's report, accounting policies adopted by Trinity Group and the independence of the auditor in relation to the conduct of the audit.

All of the above information is made available on Trinity Group's website within one day of public release. The Board encourages full participation of securityholders at the annual general meeting, to ensure a high level of accountability and identification with Trinity Group's strategy and goals. Important issues are presented to the securityholders as single resolutions. The securityholders will be requested to vote on the appointment and aggregate remuneration of Directors, the granting of options and securities to Directors, the Remuneration report and changes to the Constitution. Copies of the Constitution are available on request to any securityholder.

Trinity Group is committed to good corporate governance. Information relating to Trinity Group's corporate governance is available upon request and will be made available on Trinity Group's website once an upgrade of the website has been completed.

Statements of Comprehensive Income

For the year ended 30 June 2011

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Revenue and other income from continuing activities			Restated*		Restated*
Revenue from property rental		12,388	15,893	8,768	12,993
Revenue from rendering of services		(1,666)	6,690	-	-
Revenue from property development		638	7,913	-	-
Finance income	6	371	1,188	41	185
Other revenues and other income	4	11,599	2,997	1,115	341
Total revenue and other income from continuing activities	4	23,330	34,681	9,924	13,519
Other expenses from continuing activities excluding finance costs	5	(13,071)	(45,956)	(21,283)	(30,132)
Fair value movements in investment properties	17	4,637	(3,746)	4,637	(3,746)
Write down of inventory to net realisable value		(1,052)	(11,365)	-	-
Impairment of intangibles	19	(409)	-	-	-
Net changes in fair value of derivative financial instruments		756	784	738	1,632
Profit/(loss) from continuing activities before tax, finance costs and equity accounted associates		14,191	(25,602)	(5,984)	(18,727)
Finance costs	6	(5,910)	(13,461)	(5,539)	(9,943)
Share of net profit/(loss) of equity accounted associates and joint ventures	15	1,082	(3,599)	-	(428)
Profit/(loss) before income tax		9,363	(42,662)	(11,523)	(29,098)
Income tax (expense)/benefit	9	-	(55)	-	-
Profit/(loss) for the year from continuing activities		9,363	(42,717)	(11,523)	(29,098)
Discontinued operations					
Gain/(loss) from discontinued operations after income tax	10	5,526	(7,615)	5,526	(7,615)
Net profit/(loss) for the year		14,889	(50,332)	(5,997)	(36,713)
Other comprehensive loss					
Foreign currency translation		362	51	362	51
Derecognition of foreign currency reserve	10	(3,817)	-	(3,817)	-
Derecognition of non-controlling interest	10	(127)	-	(127)	-
Transfer of loss on disposal of investments		3,880	-	-	-
Net change in fair value of available for sale financial assets		(2,462)	(1,338)	294	(158)
Other comprehensive loss for the year, net of tax		(2,164)	(1,287)	(3,288)	(107)
Total comprehensive income/(loss) for the year		12,725	(51,619)	(9,285)	(36,820)
Profit/(loss) for the year attributable to:					
Members of the parent		101	(24,436)	-	-
Unitholders of the Trust		14,833	(25,824)	(5,952)	(36,641)
Non-controlling interest		(45)	(72)	(45)	(72)
Profit/(loss) for the year		14,889	(50,332)	(5,997)	(36,713)

*See discontinued operations – Note 10

The above Statements of Comprehensive Income should be read in conjunction with the accompanying notes.

Statements of Comprehensive Income *(continued)*

For the year ended 30 June 2011

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Total comprehensive profit/(loss) attributable to:			Restated*		Restated*
Members of the parent		1,352	(25,616)	-	-
Unitholders of the Trust		11,500	(26,082)	(9,158)	(36,899)
Stapled securityholders		12,852	(51,698)	(9,158)	(36,899)
Non-controlling interest		(127)	79	(127)	79
Total comprehensive profit/(loss) for the year		12,725	(51,619)	(9,285)	(36,820)
Earnings per stapled security					
Basic earnings/(loss) per stapled security (cents)	7	6.6	(21.7)	n/a	n/a
Diluted earnings/(loss) per stapled security (cents)	7	6.6	(21.7)	n/a	n/a
Basic (loss)/earnings per unit (cents)		n/a	n/a	(2.6)	(15.8)
Diluted (loss)/earnings per unit (cents)		n/a	n/a	(2.6)	(15.8)
Continuing activities					
Basic earnings/(loss) per stapled security (cents)	7	4.1	(18.4)	n/a	n/a
Diluted earnings/(loss) per stapled security (cents)	7	4.1	(18.4)	n/a	n/a
Basic (loss)/earnings per unit (cents)		n/a	n/a	(5.1)	(12.5)
Diluted (loss)/earnings per unit (cents)		n/a	n/a	(5.1)	(12.5)
Discontinued operations					
Basic earnings/(loss) per stapled security (cents)	7	2.5	(3.3)	n/a	n/a
Diluted earnings/(loss) per stapled security (cents)	7	2.5	(3.3)	n/a	n/a
Basic (loss)/earnings per unit (cents)		n/a	n/a	2.5	(3.3)
Diluted (loss)/earnings per unit (cents)		n/a	n/a	2.5	(3.3)
Distributions per security (cents)	23	-	-	-	-
Dividend per security (cents)	23	-	-	-	-

*See discontinued operations – Note 10

The above Statements of Comprehensive Income should be read in conjunction with the accompanying notes.

Statements of Financial Position

For the year ended 30 June 2011

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Current assets					
Cash and cash equivalents	35	6,878	28,558	2,644	25,662
Trade and other receivables	11	1,016	5,194	632	850
Non current assets held for sale	14	60,781	-	50,518	-
Inventory	12	318	-	-	-
Other assets	13	653	250	490	158
Total current assets		69,646	34,002	54,284	26,670
Non-current assets					
Trade and other receivables	11	287	475	29,227	53,202
Equity accounted investments	15	844	373	-	-
Available for sale financial assets	16	554	26,794	554	9,779
Investment properties	17	55,318	127,079	55,318	127,079
Inventory	12	22,757	25,545	-	-
Property, plant and equipment	18	107	138	-	-
Intangible assets	19	924	1,471	-	-
Other assets	13	1,306	335	1,306	335
Total non-current assets		82,097	182,210	86,405	190,395
Total assets		151,743	216,212	140,689	217,065
Current liabilities					
Trade and other payables	20	2,984	7,717	1,384	6,150
Interest bearing loans and borrowings	21	88,733	37,269	58,219	37,269
Derivative financial instruments		251	1,040	251	1,040
Provisions	22	115	123	-	-
Total current liabilities		92,083	46,149	59,854	44,459
Non-current liabilities					
Trade and other payables	20	293	175	293	-
Interest bearing loans and borrowings	21	-	111,548	-	82,097
Derivative financial instruments		78	666	78	666
Provisions	22	94	11,095	-	-
Total non-current liabilities		465	123,484	371	82,763
Total liabilities		92,548	169,633	60,225	127,222
Net assets		59,195	46,579	80,464	89,843

The above Statements of Financial Position should be read in conjunction with the accompanying notes.

Statements of Financial Position *(continued)*

For the year ended 30 June 2011

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Equity					
Equity attributable to members of the Company					
Contributed equity	**24**	44,248	44,329	-	-
Reserves	**26**	(42)	(787)	-	-
(Accumulated losses)/retained profits		(75,729)	(76,275)	-	-
		(31,523)	(32,733)	-	-
Equity attributable to unitholders of the Trust					
Contributed equity	**24**	259,532	259,781	259,532	259,781
Reserves	**26**	28	5,024	28	5,024
(Deficiency)/undistributed profits	**25**	(168,842)	(185,620)	(179,096)	(175,089)
		90,718	79,185	80,464	89,716
Non-controlling interest		-	127	-	127
Total equity		59,195	46,579	80,464	89,843

The above Statements of Financial Position should be read in conjunction with the accompanying notes.

Statements of Cashflows

For the year ended 30 June 2011

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Cash flows from operating activities			Restated*		Restated*
Cash receipts in the course of operations		16,835	33,143	10,050	15,889
Cash payments in the course of operations		(9,921)	(29,015)	(3,429)	(6,474)
Interest received		185	890	41	185
Interest and finance costs paid		(6,257)	(11,460)	(6,228)	(9,872)
Income taxes refunded/(paid)		-	101	-	-
Operating cash flows from discontinued operations		109	713	109	713
Net cash from operating activities	35(b)	951	(5,628)	543	441
Cash flows from investing activities					
Payments for investment properties and assets held for sale		(742)	(206)	(742)	(260)
Proceeds from sale of investment properties and assets held for sale		-	66,385	-	66,385
Payments for capitalised development costs		(1,145)	(1,196)	-	-
Payment for inventory		-	(21,543)	-	-
Proceeds from sale of inventory		3,506	960	-	-
Payments for property, plant and equipment		(19)	(14)	-	-
Proceeds from sale of equity accounted investments		-	23,971	-	28,282
Proceeds from sale of subsidiary		-	4,000	-	-
Loss of control of subsidiary		(2,956)	(2,267)	(2,956)	-
Obtaining control of subsidiary		-	275	-	-
Loans repaid by related entities		30	116	3,563	-
Loans advanced to related entities		-	-	-	(22,313)
Loans (advanced to)/repaid by external entities		10	(22)	-	-
Distributions received		2,098	2,157	1,050	2,113
Investing cash flows from discontinued operations		(59)	(265)	(59)	(265)
Net cash from investing activities		723	72,351	856	73,942
Cash flows from financing activities					
Proceeds from borrowings		1,063	1,290	-	-
Repayment of borrowings		(23,952)	(57,810)	(23,952)	(57,810)
Payments for loan establishment costs		-	(1,791)	-	-
Financing cash flows from discontinued operations		(7)	(86)	(7)	(86)
Net cash from financing activities		(22,896)	(58,397)	(23,959)	(57,896)
Net increase/(decrease) in cash and cash equivalents		(21,222)	8,326	(22,560)	16,487
Net foreign exchange differences		(458)	51	(458)	51
Cash and cash equivalents at beginning of the year		28,558	20,181	25,662	9,124
Cash and cash equivalents at the end of the year	35(a)	6,878	28,558	2,644	25,662

*See discontinued operations – Note 10

The above Statements of Cash Flows should be read in conjunction with the accompanying notes.

Statements of Changes in Equity

For the year ended 30 June 2011

TRINITY GROUP CONSOLIDATED	Attributable to members of the company: Contributed equity $'000	Reserves $'000	(Accumulated losses)/ Retained profits $'000	Total $'000	Attributable to unitholders of the Trust: Contributed equity $'000	Reserves $'000	(Accumulated losses)/ Retained profits $'000	Total $'000	External non-controlling interest $'000	Total equity $'000
At 1 July 2010	44,329	(787)	(76,275)	(32,733)	259,781	5,024	(185,620)	79,185	127	46,579
Profit for the year attributable to members of the Company	-	-	101	101	-	-	-	-	-	101
Profit for the year attributable to unitholders of Trust	-	-	-	-	-	-	14,833	14,833	(45)	14,788
Exchange differences on translation of foreign operations	-	-	-	-	-	317	-	317	45	362
Net change in fair value of available for sale financial assets	-	(2,756)	-	(2,756)	-	294	-	294	-	(2,462)
Realised loss on sale of investments	-	3,880	-	3,880	-	-	-	-	-	3,880
Derecognition of foreign currency reserve	-	-	-	-	-	(3,817)	-	(3,817)	-	(3,817)
Derecognition of non-controlling interest	-	-	-	-	-	-	-	-	(127)	(127)
Total comprehensive loss for the year attributable to members	-	1,124	101	1,225	-	(3,206)	14,833	11,627	(127)	12,725
Transactions with members recorded directly in equity:										
Cancellation of stapled securities	(81)	-	-	(81)	(249)	-	-	(249)	-	(330)
Movement in executive share option reserve	-	(379)	445	66	-	(1,790)	1,945	155	-	221
Total changes in equity as a result of transactions with members as members	(81)	(379)	445	(15)	(249)	(1,790)	1,945	(94)	-	(109)
At 30 June 2011	44,248	(42)	(75,729)	(31,523)	259,532	28	(168,842)	90,718	-	59,195

The above Statements of Changes in Equity should be read in conjunction with the accompanying notes.

Statements of Changes in Equity *(continued)*

For the year ended 30 June 2011

TRINITY GROUP CONSOLIDATED	*Attributable to members of the company* Contributed equity $'000	Reserves $'000	(Accumulated losses)/ Retained profits $'000	Total $'000	*Attributable to unitholders of the Trust* Contributed equity $'000	Reserves $'000	(Accumulated losses)/ Retained profits $'000	Total $'000	External non-controlling interest $'000	Total equity $'000
At 1 July 2009	44,329	393	(51,839)	(7,117)	259,781	5,282	(159,796)	105,267	48	98,198
Losses for the year attributable to members of the Company	-	-	(24,436)	(24,436)	-	-	-	-	-	(24,436)
Losses for the year attributable to unitholders of Trust	-	-	-	-	-	-	(25,824)	(25,824)	(72)	(25,896)
Exchange differences on translation of foreign operations	-	-	-	-	-	(100)	-	(100)	151	51
Net change in fair value of available for sale financial assets	-	(1,180)	-	(1,180)	-	(158)	-	(158)		(1,338)
Total comprehensive loss for the year attributable to members	-	(1,180)	(24,436)	(25,616)	-	(258)	(25,824)	(26,082)	79	(51,619)
Total changes in equity as a result of transactions with members as members	-	-	-	-	-	-	-	-	-	-
At 30 June 2010	44,329	(787)	(76,275)	(32,733)	259,781	5,024	(185,620)	79,185	127	46,579

The above Statements of Change in Equity should be read in conjunction with the accompanying notes.

Statements of Changes in Equity *(continued)*

For the year ended 30 June 2011

TRINITY STAPLED TRUST CONSOLIDATED	Contributed equity $'000	(Deficiency)/ Undistributed profits $'000	Reserves $'000	Non-controlling interest $'000	Total $'000
At 1 July 2010	259,781	(175,089)	5,024	127	89,843
Losses for the year attributable to unitholders	-	(5,952)	-	(45)	(5,997)
Net change in fair value of available for sale financial assets	-	-	294	-	294
Exchange differences on translation of foreign operations	-	-	317	45	362
Derecognition of foreign currency reserve	-	-	(3,817)	-	(3,817)
Derecognition of non-controlling interest	-	-	-	(127)	(127)
Total comprehensive loss for the year attributable to members	-	(5,952)	(3,206)	(127)	(9,285)
Transactions with members recorded directly in equity:					
Cancellation of units	(249)	-	-	-	(249)
Movement in executive share option reserve	-	1,945	(1,790)	-	155
Total changes in equity as a result of transactions with members as members	(249)	1,945	(1,790)	-	(94)
At 30 June 2011	259,532	(179,096)	28	-	80,464

TRINITY STAPLED TRUST CONSOLIDATED	Contributed equity $'000	(Deficiency)/ Undistributed profits $'000	Reserves $'000	Non-controlling interest $'000	Total $'000
At 1 July 2009	259,781	(138,448)	5,282	48	126,663
Losses for the year attributable to unitholders	-	(36,641)	-	(72)	(36,713)
Net change in fair value of available for sale financial assets	-	-	(158)	-	(158)
Exchange differences on translation of foreign operations	-	-	(100)	151	51
Total comprehensive loss for the year attributable to unitholders	-	(36,641)	(258)	79	(36,820)
Total changes in equity as a result of transactions with members as members	-	-	-	-	-
At 30 June 2010	259,781	(175,089)	5,024	127	89,843

The above Statements of Change of Equity should be read in conjunction with the accompanying notes.

1. Statement of significant accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated. The financial report includes separate financial statements for:

(i) Trinity Group ("Trinity Group"), consisting of Trinity Limited and Trinity Stapled Trust ("the Scheme") and their controlled entities. Trinity Limited has been deemed the parent entity of Trinity Stapled Trust; and

(ii) Trinity Stapled Trust, consisting of Trinity Stapled Trust and its controlled entities ("the Trust").

Trinity Investment Management Limited ("the Responsible Entity") is the Responsible Entity of the Scheme. The relationship of the Responsible Entity with the Scheme is governed by the terms and conditions specified in the Constitution.

Trinity Limited is a company domiciled in Australia. Its registered office and principal place of business is:

Level 1
88 Creek Street
Brisbane QLD 4000

The financial report was authorised for issue by the directors of Trinity Limited and Trinity Investment Management Limited on 30 August 2011.

a. Going concern

The financial report has been prepared on the going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the normal course of business.

As at 30 June 2011 Trinity Group and the Trust had deficiencies in working capital of $22.4 million and $5.6 million respectively. The directors believe the going concern assumption to be appropriate for the following reasons:

Trinity Group

a) Trinity Group has positive net assets of $59.2 million;

b) Trinity Group is in compliance with its banking covenants at 30 June 2011;

c) Current liabilities of continuing operations include interest bearing debt totalling $88.8 million. Subsequent to balance date, NAB have advised that their facilities with Trinity Group have been extended until 30 April 2013;

d) The balance of the interest bearing debt disclosed in current liabilities is a limited recourse facility from another financier secured by a second mortgage over the property to which it relates. The value of the security of $4.8 million is less than the senior debt of NAB (secured by first mortgage) of $11.66 million and the secondary debt would not be repayable if the property was sold for its current book value of $4.8 million; and

e) Trinity Group's 12 month cash flow forecast shows positive operating cash flows.

After taking into account item c) above, Trinity Group has positive working capital of $39.2 million as a result of the NAB debt now not falling due within the next 12 months.

Trinity Stapled Trust

a) The Trust has positive net assets of $80.5 million;

b) The Trust is in compliance with its banking covenants at 30 June 2011;

c) NAB have advised that the Trust's debt facilities have been extended until 30 April 2013;

d) Included in non current assets are receivables from entities within Trinity Group totalling $28.9 million. Although none of these loans are repayable within 12 months, the Trust has access to financial support from any company within Trinity Group (of which the Trust is a part) as Trinity Group runs a centralised group treasury system.

e) There is no current intention to unstaple Trinity Limited and Trinity Stapled Trust.

f) Trinity Group's 12 month cash flow forecast shows positive operating cash flows.

Similar to the Trinity Group analysis above, after taking into account item c) above, the Trust has positive working capital of $44.4 million.

1. Statement of significant accounting policies (continued)

a. Going concern (continued)

As noted above and subsequent to balance date, NAB has granted an extension to Trinity Group of its debt facilities for a period of twelve months, to 30 April 2013. The extension was granted on 30 August 2011 and will allow Trinity Group sufficient time to determine the future strategy of the business and the resulting debt funding requirements for that strategy.

The Board believes it continues to have the support of NAB and the Directors are confident that Trinity Group and the Trust will be able to generate sufficient cash flows from operating activities to fund ongoing working capital needs for at least a period of twelve months from the date of the Directors' Report.

b. Basis of preparation

This report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. The consolidated financial report of Trinity Group and the Trust comply with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Board (IASB).

These financial statements have been prepared under the historical cost convention, except for the following:

- available for sale financial assets are measured at fair value
- derivative financial instruments are measured at fair value
- assets held for sale are measured at the lower of carrying amount and fair value less costs to sell
- investment properties are measured at fair value
- inventory is measured at lower of cost or net realisable value
- employee share based payments arrangements are measured at fair value

The methods used to measure fair values are discussed further in Note 2.

The financial report is presented in Australian Dollars.

c. Principles of consolidation

Subsidiaries

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of Trinity Group and the Trust as at 30 June 2011 and the results of all subsidiaries for the year then ended.

Subsidiaries are all those entities over which Trinity Group has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether Trinity Group or the Trust controls another entity.

Subsidiaries are fully consolidated from the date on which control is transferred to Trinity Group or the Trust. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities are eliminated. Unrealised losses are eliminated unless the transaction provides evidence of the impairment of the asset transferred.

Associates and jointly controlled entities

Associates are all entities over which Trinity Group and the Trust has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Jointly controlled entities are those entities over whose activities Trinity Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions. Investments in associates and jointly controlled entities are accounted for in the consolidated financial statements using the equity method. Trinity Group's investment includes goodwill (net of any accumulated impairment loss) identified on acquisition.

Under this method, Trinity Group's and the Trust's share of the equity accounted investees' net profit after tax is recognised in the consolidated statement of comprehensive income, and the share of movements in reserves is recognised in reserves in the consolidated statement of financial position. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Distributions and dividends receivable reduce the carrying amount of the investment.

1. Statement of significant accounting policies (continued)

c. Principles of consolidation (continued)

Jointly controlled assets

Interests of Trinity Group or the Trust in jointly controlled assets are brought to account by recognising in the financial statements the assets it controls, the liabilities that it incurs, the expenses it incurs and its share of income that it earns for the sale of goods or services by the joint venture.

Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to Australian dollars at exchange rates at the reporting date. The income and expenses of foreign operations are translated to Australian dollars at exchange rates at the dates of the transactions.

Foreign currency differences are recognised directly in equity. When a foreign operation is disposed of, in part or in full, the relevant amount in the foreign currency translation reserve is transferred to profit and loss.

d. Revenue recognition

Property rental income

Rental income arising on investment properties is accounted for on a straight-line basis over the lease term. Contingent rental income is recognised as income in the periods in which it is earned. When Trinity Group or the Trust provides lease incentives to tenants, the costs of the incentives are recognised over the lease term, on a straight line basis, as a reduction of rental income.

Income from rendering of services

Revenue from the rendering of a service is recognised upon the delivery of the service.

Responsible Entity fees are charged in accordance with the Constitution of the relevant trust and are brought to account on an accruals basis and, if not received at balance date, are reflected as receivables.

Property management fees and other fees are charged to the relevant Trust in accordance with their Constitution and are brought to account on an accruals basis and, if not received at balance date, are reflected as receivables.

Dividend/Distribution income

Dividend and distribution income is recognised when declared.

Interest income

Interest income is recognised on an accruals basis and if not received at balance date, is reflected in the statement of financial position as a receivable.

Property Development revenue

Revenue from property development sales is recognised in the statement of comprehensive income upon settlement and after all contractual duties are completed.

Revenue from property development services rendered is recognised in proportion to the stage of completion of the transaction at balance date. The stage of completion is assessed by reference to surveys of work performed.

Property development revenue includes recovery of estimated losses from project partners in accordance with contractual arrangements.

1. Statement of significant accounting policies (continued)

d. Revenue recognition (continued)

Net gain on the sale of non-current assets

The net gain on the sale of non-current assets is included as income when the significant risks and rewards of ownership have been transferred to the buyer, usually when a contract for the sale becomes unconditional.

The gain or loss on disposal is calculated as the difference between the carrying amount of the asset at the time of disposal and the net proceeds on disposal.

e. Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost, less allowance for doubtful debts. Trade receivables are generally due to be settled 30 days after the period to which they relate.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off. An allowance for doubtful receivables is established when there is objective evidence that an entity will not be able to collect all amounts due according to the original terms of the receivables. The amount of the allowance is recognised in the statement of comprehensive income.

f. Finance costs

Finance costs include interest, amortisation of discounts or premiums relating to borrowings, amortisation of ancillary costs incurred in connection with arrangements of borrowings and finance charges in respect of finance leases.

Interest payments in respect of financial instruments classified as liabilities are included in finance costs.

Loan establishment costs are offset against financial liabilities under the effective interest rate method and amortised over the term of the facility to which they relate.

g. Income tax

Trusts

Under current income tax legislation, the Trusts are not liable for Australian income tax, provided their taxable income and taxable realised gains are fully distributed to securityholders each financial year. The Trusts fully distribute their distributable income, calculated in accordance with their Constitution and applicable taxation legislation, to the securityholders who are presently entitled to the income under the Constitution.

Income taxes are recognised in the Trust's Japanese subsidiaries in accordance with applicable tax legislation. The Trusts are not liable for income tax on Japanese earnings until they are distributed, at which time they are subject to Japanese withholding tax.

Realised capital losses are not distributed to securityholders but are retained in the trusts to be offset against any future realised capital gains. If realised capital gains exceed realised capital losses the excess is distributed to the securityholders.

Company and other taxable entities

Income tax expense comprises current and deferred tax. Income tax expense is recognised in profit and loss except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the differences relating to investments in subsidiaries to the extent that it is probable that it will not reverse in the foreseeable future. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

1. Statement of significant accounting policies (continued)

g. Income tax (continued)

Tax consolidation

Trinity Limited and its wholly owned controlled entities have elected to form a tax consolidation group with effect from 14 October 2004. The head entity, Trinity Limited, and the controlled entities in the tax consolidated group continue to account for their own current and deferred tax amounts. These tax amounts are measured as if each entity in the tax consolidated group continues to be a stand alone taxpayer in its own right.

In addition to its own current and deferred tax amounts, Trinity Limited also recognises the current tax liabilities (or assets) and the deferred tax assets arising from unused tax losses and unused tax credits assumed from controlled entities in the tax consolidated group. These deferred tax assets are only recognised to the extent that it is probable that future taxable profits of the tax consolidated group will be available against which the asset can be utilised.

Assets and liabilities arising under tax funding agreements with the tax consolidated entities are recognised as amounts receivable from or payable to other entities in Trinity Group. Any difference between the amounts assumed and amounts receivable or payable under the tax funding agreement are recognised as a contribution to (or distribution from) wholly-owned tax consolidated entities.

h. Goods and services tax

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST) except where the amount of GST incurred is not recoverable from the tax authority. In these circumstances, the GST is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the tax authority is included as a current asset or liability in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the tax authority are classified as operating cash flows.

i. Earnings per security

Earnings per security (“EPS”) is calculated by dividing the net profit attributable to securityholders for the reporting period, after excluding any costs of servicing equity, by the weighted average number of securities and dilutive potential securities.

j. Inventories

Inventories comprising development properties are stated at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and holding costs, such as borrowing costs, rates and taxes and is net of any income received in relation to the development property. Holding costs incurred after completion of development are expensed. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

Current and non current inventory assets

Inventory is classified as current when it satisfies any of the following criteria:

- it is expected to be realised in, or is intended for sale or consumption in, Trinity Group’s normal operating cycle;
- it is held primarily for the purpose of being traded; and
- it is expected to be realised within twelve months after the reporting date.

All other inventory is classified as non current.

1. Statement of significant accounting policies (continued)

k. Investment properties

Investment properties are properties which are held for the purpose of producing rental income, capital appreciation, or both.

Investment properties are initially recognised at cost including acquisition costs. Investment properties are subsequently stated at fair value at each balance date with any gain or loss arising from a change in fair value recognised in the statement of comprehensive income in the period. Fair value is determined from market based evidence, by an appraisal undertaken by a professionally qualified valuer with experience in the location and category of the investment property. External independent valuations are commissioned at least once per annum. Internal valuations are undertaken with reference to current market conditions and available information for those investment properties not externally valued at each reporting date.

Investment properties are derecognised when they have either been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal.

Any gains or losses on derecognition of an investment property are recognised in the statement of comprehensive income in the year of derecognition.

Investment property held for sale is classified within non current assets held for sale, and is carried at fair value as the measurement provisions of AASB 5 Non-current Assets Held for Sale and Discontinued Operations do not apply to investment properties.

l. Property, plant and equipment

Office fixtures, fittings and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the asset. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Trinity Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Office fixtures, fittings and equipment are depreciated using a straight line method over their estimated useful lives, taking into account estimated residual values.

Assets are depreciated from the date of acquisition and depreciation rates and methods are reviewed annually for appropriateness.

Gains and losses on disposals are determined by comparing net proceeds with the carrying amount. These are included in the statement of comprehensive income.

The estimated useful lives in the current and comparative periods are as follows:

Furniture and fittings	6–20 years
Computer equipment	3–5 years

m. Intangible assets

Website and software

Costs incurred in acquiring software, that will contribute to future period financial benefits through revenue generation and/or cost reduction are capitalised. Costs capitalised include external direct costs of materials and services. Amortisation is calculated on a straight line basis over periods generally ranging from 3-5 years. These assets are tested for impairment annually or more frequently if events or changes in circumstances indicate that they may be impaired.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of comprehensive income when the asset is derecognised.

Management rights

The management rights acquired are recognised on acquisition at their net fair value. The management rights have been determined as having a finite useful life and are amortised over a period of 24 years and tested for impairment whenever there is an indication that the asset may be impaired.

1. Statement of significant accounting policies (continued)

m. Intangible assets (continued)

Goodwill

Goodwill on acquisition is initially measured at cost being the excess of the cost of the business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is not amortised.

Goodwill is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired.

As at acquisition date any goodwill acquired is allocated to each of the cash-generating units expected to benefit from the combination's synergies.

Impairment is determined by assessing the recoverable amount of the cash-generating unit to which the goodwill relates.

Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised.

n. Impairment of assets

Financial Assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate. An impairment loss in respect of an available-for-sale financial asset is calculated by reference to its fair value.

Individually significant financial assets are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

All impairment losses are recognised in profit or loss. Any cumulative loss in respect of an available-for-sale financial asset previously recognised in equity is transferred to profit or loss. Any impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. For financial assets measured at amortised cost, the reversal is recognised in profit or loss. For available-for-sale financial assets that are equity securities, the reversal is recognised directly in equity.

Non-Financial Assets

The carrying amounts of Trinity Group's non-financial assets, other than investment property, inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite lives recoverable amount is estimated at each reporting date.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit"). The goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to cash-generating units that are expected to benefit from the synergies of the combination.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro rata basis.

1. Statement of significant accounting policies (continued)

n. Impairment of assets (continued)

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

o. Discontinued operations

A discontinued operation is a component of the consolidated entity that has been disposed of or is classified as held for sale and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale. When an operation is classified as a discontinued operation, the comparative statement of comprehensive income is re-presented as if the operation had been discontinued from the start of the comparative year. The results of discontinued operations are presented separately on the face of the statement of comprehensive income.

p. Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash at bank and on hand and short-term deposits with an original maturity of three months or less. For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts.

q. Business combinations

The purchase method of accounting is used to account for all business combinations, including business combinations involving entities or businesses under common control, regardless of whether equity instruments or other assets are acquired.

Cost is measured as the fair value of the assets given, securities issued or liabilities incurred or assumed at the date of exchange plus costs directly attributable to the acquisition.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of Trinity Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than Trinity Group's share of the fair value of the identifiable assets of the subsidiary acquired, the difference is recognised directly in the Statement of Comprehensive Income.

r. Trade and other payables

These amounts represent liabilities for goods and services provided to the Trinity Group or the Trust prior to the end of the financial year which are unpaid. The amounts are unsecured and are usually paid within 60 days of recognition.

s. Financial assets and financial liabilities

Financial assets and financial liabilities are recognised on the Statement of Financial Position when the entity becomes party to the contractual provisions of the financial instrument. A financial asset is derecognised when the contractual rights to the cash flows from the financial asset expire or are transferred and no longer controlled by the entity. A financial liability is removed from the Statement of Financial Position when the obligation specified in the contract is discharged or expires.

Financial assets or liabilities classified as held for trading are measured at fair value through the Statement of Comprehensive Income. Upon initial recognition a financial asset or financial liability is designated as at fair value through profit or loss except for investments in equity instruments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured. The fair value of financial assets and liabilities must be estimated for recognition and measurement or for disclosure purposes.

1. Statement of significant accounting policies (continued)

s. Financial assets and financial liabilities (continued)

Available-for-Sale Investments

Available-for-Sale Investments are those non-derivative financial assets that are designated as Available-for-Sale or are not classified as Financial Assets at Fair Value through Profit or Loss, Held-to-Maturity Investments or Loans and Receivables. After initial recognition Available-for-Sale Investments are measured at fair value with gains or losses being recognised as a separate component of equity until the investment is derecognised or until the investment is determined to be impaired, at which time the cumulative gain or loss previously reported in equity is recognised in profit or loss.

Loans and Receivables

Trade receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as Loans and Receivables. Loans and Receivables are measured at amortised cost using the effective interest method less impairment. Interest income is recognised by applying the effective interest rate.

Held to Maturity Investments

Held to Maturity Investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that Trinity Group's management has the positive intention and ability to hold to maturity. If Trinity Group were to sell other than an insignificant amount of held to maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held to Maturity financial assets are included in non-current assets, except for those with maturities of less than 12 months from the reporting date, which are classified as current assets.

t. Derivative financial instruments

Derivative financial instruments are held to hedge foreign currency and interest rate risk exposures. Derivatives are recognised initially at fair value and attributable transaction costs are recognised in the statement of comprehensive income when incurred. Subsequent to initial recognition any changes in fair value at each balance date are recognised in the statement of comprehensive income.

u. Interest bearing liabilities

Interest bearing liabilities are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the statement of comprehensive income over the period of the borrowings on an effective interest basis and as well as through the amortisation process.

Gains and losses are recognised in the statement of comprehensive income when the liabilities are derecognised as well as through the amortisation process.

1. Statement of significant accounting policies (continued)

v. Employee benefits

(i) Wages and salaries, annual leave and sick leave

Liabilities for wages and salaries, including annual leave expected to be settled within twelve months of reporting date are recognised in provisions in respect of employees' services up to the reporting date and are measured at the amounts to be expected to be paid when the liabilities are settled. Liabilities for non accumulated sick leave are recognised when leave is taken and measured at the rates paid or payable.

(ii) Long service leave

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date.

(iii) Share based payments

The fair value of options granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period that the employees become unconditionally entitled to the options. The amount recognised as an expense is adjusted to reflect the actual number of security options for which the related service and non marketing vesting conditions are met.

Under the employee share scheme, securities issued by the Trinity Stapled Securities Plan Trust to employees for no cash consideration vest immediately on grant date. On this date the fair value of the securities granted to employees is recognised as an employee expense, with a corresponding increase in equity.

(iv) Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. Trinity Group recognises termination benefits when it is demonstrably committed to terminating the employment of current employees.

w. Provisions

Provisions are recognised when Trinity Group or the Trust has a present obligation (legal or constructive) as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Where Trinity Group expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of comprehensive income net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Dividends and distributions

A provision for dividend is recognised in the reporting period in which the dividend is declared, determined, or publicly recommended by the Directors on or before the end of the financial period, but not distributed at balance date. A provision is made for the amount of any distribution payable under the Trust's Constitution but not distributed at balance date.

Performance guarantees

A provision is recognised for the amount that Trinity Group has guaranteed to the Trinity Land Fund in the event of default by a project partner. The amount of the provision is estimated based on actual costs, project valuations and project feasibilities.

1. Statement of significant accounting policies (continued)

x. Operating lease payments

Payments required under operating leases are expensed on a straight line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived for the leased property.

Lease incentives

Incentives may be provided to lessees to enter into an operating lease. These incentives may be in the form of cash, rent free periods, lessee or lessor owned fitouts. They are amortised over the term of the lease as a reduction of rental income. The carrying amount of the lease incentives is reflected in the fair value of investment properties.

y. Segment information

An operating segment is a component of Trinity Group or the Trust that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other entities within the group), whose operating results are regularly reviewed by the chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available. Management also considers other factors in determining operating segments such as the existence of a line manager and the level of segment information presented to the Board of Directors.

Trinity Group and the Trust aggregates two or more operating segments when they have similar economic characteristics. Operating segments that meet the quantitative criteria as prescribed by AASB 8 are reported separately. However, an operating segment that does not meet the quantitative criteria is still reported separately where information about the segment would be useful to users of the financial statements.

Information about other business activities and operating segments that are below the quantitative criteria are combined and disclosed in a separate category for “all other segments”.

z. Significant accounting judgements, estimates and assumptions

(i) Significant accounting judgements

In the process of applying Trinity Group’s and the Trust’s accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Operating lease commitments – as lessor

Trinity Group and the Trust have entered into property leases on its investment property portfolio. Trinity Group and the Trust have determined that they retain all the significant risks and rewards of ownership of these properties and has thus classified the leases as operating leases.

1. Statement of significant accounting policies (continued)

z. Significant accounting judgements, estimates and assumptions (continued)

(ii) Significant accounting estimates and assumptions

The carrying amounts of certain assets and liabilities are often determined based on estimates and assumptions of future events. The key estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of certain assets and liabilities within the next annual reporting period are:

Estimates of fair value of investment properties

The best evidence of fair value is current prices in an active market for similar investment properties. Where such information is not available, Trinity Group determines a property's value within a range of reasonable fair value estimates. In making its judgment, Trinity Group considered information from a variety of sources including:

a) Current prices in an active market for properties of different nature, condition or location (or subject to different leases or other contracts), adjusted to reflect those differences;

b) Recent prices of similar properties in less active markets with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices;

c) Discounted cash flow projections based on reliable estimates of future cash flows, derived from the term of any existing lease and other contracts, and where possible, from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of cash flows; and

d) Capitalised income projections based upon a property's estimated net market income, which is assumed to be a level annuity in perpetuity and capitalisation rate derived from analysis of market evidence. Reversions associated with short term leasing risks/costs incentives and capital expenditure may be deducted from the capitalised net income figure.

Assumptions underlying management's estimates of fair value

Fair value of investment property is the price at which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. A "willing seller" is not a forced seller prepared to sell at any price. The best evidence of fair value is given by current prices in an active market for similar property in the same location and condition.

The events of 2008, including the initial sub-prime fallout in the United States and subsequent Global Financial Crisis, created uncertain times for the property market in Australia. Whilst a degree of uncertainty still remains within the property market, the magnitude is notably less than that evident during 2008 and 2009. Improving levels of market activity in real estate and leasing markets over more recent times suggests that investment returns for good quality assets with secure cashflows appear to have stabilised and in some cases are showing signs of tightening. However, the continuing volatility across general markets in Australia, albeit shallower than that experienced in prior years, will require close monitoring in the future in terms of its impact on the property market.

The fair value of investment property has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at balance date, the ongoing market volatility outlined above means that if investment property is sold in future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the financial statements.

Allowances for Project Partner Contributions

Project Partners shared profits and losses in accordance with their project partner agreements. In the event of losses, project partners were required to reimburse the project for their share of any loss. Trinity Group had guaranteed the performance of project partners to the Trinity Land Group. In the event of default by a project partner, Trinity Group would reimburse the project for the project partner's loss and would then seek recovery from the project partner in accordance with contractual arrangements. Allowances were made against these recoveries where the project partner had insufficient forecast profit share in remaining projects to offset forecast losses. Potential losses arising under the guarantee were brought to account when identified but Trinity Group was only required to settle any loss upon the realisation of development losses for the Trinity Land Group and after project partner default.

Forecast profit share and losses were estimated based on the most recent feasibilities and information. As the outcome of land projects were subject to various factors outside the control of Trinity Group such as economic conditions, estimates for these allowances were subject to future fluctuation.

1. Statement of significant accounting policies (continued)

z. Significant accounting judgements, estimates and assumptions (continued)

Estimates of fair value of Financial Assets Available for Sale

The fair values of investments that are actively traded in organised financial markets are determined by reference to quoted market bid prices at the close of business on the balance sheet date. For investments with no active market, fair values are determined using valuation techniques. Such techniques include: using recent arm's length market transactions; reference to the current market value of another instrument that is substantially the same; discounted cash flow analysis; and option pricing models, making as much use of available and supportable market data as possible and keeping judgemental inputs to a minimum.

aa. Contributed equity

Ordinary units and shares are classified as equity. Transaction costs arising on the issue of equity instruments are recognised directly in equity (net of tax) subject to the extent of proceeds received and are otherwise expensed.

bb. Rounding of amounts

The financial report of the Trinity Group and the Trust has been prepared in accordance with Class Order 98/100 issued by the Australian Securities & Investments Commission, relating to the 'rounding off' of amounts in the financial report. Amounts in the financial report have been rounded off in accordance with the Class Order to the nearest thousand dollars, or in certain cases, the nearest dollar.

cc. Assets held for sale (other than investment property and available for sale financial assets)

Upon initial classification as held for sale, assets are recognised at the lower of carrying value and fair value less costs to sell.

dd. Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with AASB 137 Provisions, Contingent Liabilities, and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

For the 2011 financial year, Trinity Group did not have any financial guarantee contracts that were required to be recognised in the financial statements (2010: nil).

ee. Comparatives

Where necessary, comparative information has been reclassified to achieve consistency in disclosure with current financial year amounts and other disclosures.

ff. Parent entity financial information

The financial information for the parent entities, Trinity Limited and Trinity Stapled Trust disclosed in Note 37 have been prepared on the same basis as the consolidated financial statements except as set out below.

Controlled entities

Investments in controlled entities are carried in the parent entity's Statement of Financial Position at the lower of cost and recoverable amount. Dividends and distributions are brought to account in the Statement of Comprehensive Income when they are declared by the controlled entities.

Investments in associates and joint venture entities

In the parent entity's Financial Statements investments in associates and joint venture entities are carried at the lower of cost and recoverable amount. Dividends/distributions receivable are recognised in the parent entity's Statement of Comprehensive Income.

1. Statement of significant accounting policies (continued)

gg. New standards adopted

Trinity Group has adopted all new and amended Australian Accounting Standards and AASB Interpretations as of 1 July 2010. When the adoption of the Standard or Interpretation is deemed to have an impact on the financial statements or performance of the entity, its impact is described below:

(i) AASB 2009-5 Further Amendments to Australian Accounting Standards arising from the Annual Improvements Process affect various AASB's resulting in minor changes for presentation, disclosure, recognition and measurement purposes. The adoption of the amendments resulted in changes to accounting policies but did not have any impact on the financial position or performance of Trinity Group.

(ii) AASB 2010-3 Amendments to Australian Accounting Standards arising from the Annual Improvements Project affect various AASB's resulting in some accounting changes for presentation, recognition or measurement purposes, while some amendments that relate to terminology and editorial changes had no or minimal effect on accounting.

hh. New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact Trinity Group and/or the Trust in the period of initial application. They are available for early adoption at 30 June 2010, but have not been applied in preparing these financial statements:

(i) AASB 2009-12 Amendments to Australian Accounting Standards

These amendments make numerous editorial amendments to a range of Australian Accounting Standards and Interpretations, which have no major impact on the requirements of the amended pronouncements. The amendments, which become mandatory for Trinity Group's and the Trust's 30 June 2012 financial statements, are not expected to have a significant impact on the financial statements.

(ii) AASB 9 Financial Instruments, 2009-11 Amendments to Australian Accounting Standards

arising from AASB 9 and 2010-7 Amendments to Australian Accountings arising from AASB 9. This standard introduces new classification and measurement models for financial assets, using a single approach to determine whether a financial asset is measured at amortised cost or fair value. To be classified and measured at amortised cost, assets must satisfy the business model test for managing the financial assets and have certain contractual cash flow characteristics. All other financial instrument assets are to be classified and measured at fair value. This standard allows an irrevocable election on initial recognition to present gains and losses on equity instruments (that are not held-for-trading) in other comprehensive income, with dividends as a return on these investments being recognised in profit or loss. In addition, those equity instruments measured at fair value through other comprehensive income would no longer have to apply any impairment requirements nor would there be any 'recycling' of gains or losses through profit or loss on disposal. The accounting for financial liabilities continues to be classified and measured in accordance with AASB 139, with one exception, being that the portion of a change of fair value relating to the entity's own credit risk is to be presented in other comprehensive income unless it would create an accounting mismatch. The amendments become mandatory for Trinity Group's and the Trust's 30 June 2014 financial statements. Trinity Group has not yet determined the potential effect on the financial statements.

(iii) AASB 2010-4 Further Amendments to Australian Accounting Standards

arising from the Annual Improvements Project These amendments are a consequence of the annual improvements project and make numerous non-urgent but necessary amendments to a range of Australian Accounting Standards and Interpretations. The amendments provide clarification of disclosures in AASB 7 'Financial Instruments: Disclosures', in particular emphasis of the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with the financial instrument; clarifies that an entity can present an analysis of other comprehensive income for each component of equity, either in the statement of changes in equity or in the notes in accordance with AASB 101 'Presentation of Financial Instruments'; and provides guidance on the disclosure of significant events and transactions in AASB 134 'Interim Financial Reporting'. The AASB 9 Financial Instruments includes requirements for the classification and measurement of financial assets resulting from the first part of Phase 1 of the project to replace AASB 139 Financial Instruments: Recognition and Measurement. AASB 9 will become mandatory for Trinity Group's and the Trust's 30 June 2014 financial statements. Retrospective application is generally required, although there are exceptions, particularly if the entity adopts the standard for the year ended 30 June 2012 or earlier. Trinity Group and the Trust have not yet determined the potential effect of the standard. The amendments, which become mandatory for Trinity Group's and the Trust's 30 June 2012 financial statements, are not expected to have a significant impact on the financial statements.

1. Statement of significant accounting policies (continued)

hh. New standards and interpretations not yet adopted (continued)

(iv) AASB 2010-5 Amendments to Australian Accounting Standards

These amendments make numerous editorial amendments to a range of Australian Accounting Standards and Interpretations, including amendments to reflect changes made to the text of International Financial Reporting Standards by the International Accounting Standards Board. The amendments, which become mandatory for Trinity Group's and the Trust's 30 June 2012 financial statements, are not expected to have a significant impact on the financial statements.

(v) AASB 124 Related Party Disclosures (December 2009)

This revised standard simplifies the definition of a related party by clarifying its intended meaning and eliminating inconsistencies from the definition. The definition now identifies a subsidiary and an associate with the same investor as related parties of each other; entities significantly influenced by one person and entities significantly influenced by a close member of the family of that person are no longer related parties of each other; and whenever a person or entity has both joint control over a second entity and joint control or significant influence over a third party, the second and third entities are related to each other. The amendments, which become mandatory for Trinity Group's and the Trust's 30 June 2012 financial statements, are not expected to have a significant impact on the financial statements.

(vi) AASB 2010-8 Amendments to Australian Accounting Standards – Deferred Tax: Recovery of Underlying Assets

These amendments are a practical approach for the measurement of deferred tax relating to investment properties measured at fair value, property, plant and equipment and intangible assets measured using the revaluation model. The measurement of deferred tax for these specified assets is based on the presumption that the carrying amount of the underlying asset will be recovered entirely through sale, unless the entity has clear evidence that economic benefits of the underlying asset will be consumed during its economic life. Trinity Group and the Trust is yet to quantify the tax effect of adopting these amendments for the 30 June 2013 financial statements.

(vii) IFRS 10 Consolidated Financial Statements

This standard replaces the part of IAS 27: 'Consolidated and Separated Financial Statements' and is applicable for the annual period beginning 1 January 2013. This new standard introduces a new definition of control that determines which entities are consolidated. This new definition of control may potentially lead to the consolidation of entities that were not previously included in Trinity Group resulting in more assets and liabilities on the books. Trinity Group is currently assessing the impact of this standard.

(viii) IFRS 11 Joints Arrangements

This standard replaces IAS 31: 'Interest in Joint Ventures' and is applicable for annual periods beginning on or after 1 January 2013. This new standard introduces new rules which classify joint arrangements as either a joint operation or joint venture. Under the new standard, proportionate consolidation is not allowed and all joint ventures must be equity accounted. All joint arrangements held by Trinity Group will need to be reassessed to determine whether the joint operation or joint venture classification is appropriate, and therefore the potential impacts of a change on the presentation of the Financial Statements. Trinity Group is currently assessing the impact of this standard.

(ix) IFRS 12 Disclosure of interest in other Entities

This standard is applicable for annual reporting periods beginning on or after 1 January 2013. This standard clarifies the disclosure requirements for all forms of interests in other entities including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles. Trinity Group is assessing the impact of this standard.

(x) IFRS 13 Fair Value Measurement

This standard establishes a single course of guidance for determining the fair value of assets and liabilities. Trinity Group is currently assessing the impact of this standard.

2. Determination of fair values

A number of accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. Where applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

a. Investment properties

An external, independent valuation company, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued or an appropriately experienced and professionally qualified internal appraiser, values Trinity Group's and the Trusts investment property portfolio. For valuations performed by both internal and external valuers, fair values are determined using the capitalisation of net passing income and the discounted cash flow methods and also having regard to recent market transactions for similar properties in the same locations as Trinity Group's and the Trust's investment properties.

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows then is applied to the net annual cash flows to arrive at the property valuation.

b. Trade and other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost less allowance for doubtful debts. The carrying value less an impairment provision is assumed to approximate their fair values due to their short term nature. The fair value of other non-current receivables is estimated as the present value of future cash flows, discounted at the market rate of interest.

c. Derivatives

The fair value of interest rate swaps is based on broker quotes and these can be tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

d. Non derivative financial liabilities

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.

e. Share based payment transactions

The fair value of employee security options is measured using the Black-Scholes model. Measurement inputs include security price on measurement date, exercise price of the options, expected volatility (based on weighted average historic volatility adjusted for changes expected due to publicly available information), weighted average expected life of the option and expected distributions.

f. Available for sale financial assets

The fair values of investments that are actively traded in organised financial markets are determined by reference to quoted market bid prices at the close of business on the balance sheet date. For investments with no active market, fair values are determined using valuation techniques. Such techniques include: using recent arm's length market transactions; reference to the current market value of another instrument that is substantially the same; discounted cash flow analysis; and option pricing models, making as much use of available and supportable market data as possible and keeping judgemental inputs to a minimum.

3. Financial risk management

Overview

Trinity Group and the Trust have exposure to the following risks from their use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about Trinity Group's and the Trust's exposure to each of the above risks, their objectives, policies and processes for measuring and managing risk and the management of capital.

The Board of Directors has overall responsibility for the establishment and oversight of the risk management framework including the development and monitoring of risk management policies.

Risk management policies are established to identify and analyse the risks faced by Trinity Group and the Trust, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and Trinity Group's and the Trust's activities. Trinity Group and the Trust, through their training and management standards and procedures, aim to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

Credit risk

Credit risk is the risk of financial loss to Trinity Group and/or the Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from Trinity Group's and the Trust's receivables from customers and amounts due from the leasing of premises in accordance with lease agreements with building tenants.

Trade and other receivables

Trinity Group's and the Trust's exposure to credit risk is influenced mainly by the individual characteristic of each customer or tenant. Trinity Group and the Trust have a diverse range of customers and tenants and therefore there is no significant concentration of credit risk with any single counterparty or group of counterparties.

The Board has established a credit policy under which each new customer is analysed individually for creditworthiness before Trinity Group does business with them. Trinity Group and the Trust requests security deposits or bank guarantees from new tenants in order to secure the premises and tenants are invoiced monthly in advance. Ongoing checks are performed by management to ensure settlement terms detailed in individual contracts are adhered to.

Trinity Group and the Trust have established an allowance for impairment that represents their estimate of incurred losses in respect of trade and other receivables. The main components of this allowance are a specific loss component that relates to individually significant exposures.

Liquidity risk

Liquidity risk is the risk that Trinity Group and/or the Trust will not be able to meet its financial obligations as they fall due. Trinity Group's and the Trust's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trinity Group's or the Trust's reputation.

Trinity Group and the Trust have liquidity risk management policies, which assists in monitoring cash flow requirements. Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of committed credit facilities and the option to raise funds through the issue of new stapled securities.

3. Financial risk management (continued)

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect Trinity Group's and/or the Trust's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

(i) *Interest rate risk*

Trinity Group adopts a policy of ensuring a minimum of 50 percent of its exposure to changes in interest rates on borrowings is on a fixed rate basis. This may be achieved by entering into interest rate swaps or fixed rate bills.

(ii) *Currency risk*

AASB7 defines that foreign currency risks can only arise on financial instruments that are denominated in a currency that is not the functional in which they are measured. As a result the risks resulting from the translation of the financial statements of the Japanese subsidiary into Trinity Group's and the Trust's presentation currency is not taken into consideration for the purpose of the sensitivity analysis for foreign currency risks. The Japanese subsidiary's financial statements are only denominated in Japanese Yen. Trinity Group and the Trust have no other foreign currency risk exposures and disposed of the Japanese operations on 13 April 2011.

(iii) *Price risk*

Trinity Group's exposure to equities security price risk is minimal.Equity securities risk arises from investments in equity securities. To limit this risk, Trinity Group diversifies its investments in accordance with limits set by the Board. The price risk in respect of listed and unlisted securities is immaterial in terms of possible impact on profit and loss or total equity and as such a sensitivity analysis has not been completed.

Capital management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence. The Board of Directors monitors the return on capital, which Trinity Group defines as net operating income divided by total securityholders' equity, excluding non-controlling interests.

Trinity Group and the Trust assess the adequacy of its capital requirements, cost of capital and gearing (i.e. debt/equity mix) as part of its broader strategic plan.

Gearing is a measure used to monitor levels of debt capital used by the business to fund its operations. This ratio is calculated as net interest bearing liabilities divided by tangible assets (less cash).

The gearing ratios at 30 June 2011 and 30 June 2010 were 56.9% and 64.5% respectively, excluding cash. The gearing ratio at 1 August 2011 (after the sale of Trinity Group's investment in the Trinity Funds Management business, and units in Trinity Property Trust) was 50.0% excluding cash.

There were no changes in Trinity Group's and the Trust's approach to capital management during the year. Trinity Group and the Trust is not subject to externally imposed capital requirements.

Note 4 Revenue and other income from continuing activities

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Revenue					
Rent (including outgoings recovered)		12,388	15,893	8,768	12,993
Rendering of services – responsible entity fees		-	3,892	-	-
Rendering of services – property management		-	1,045	-	-
Rendering of services – development management[1]		(1,666)	1,038	-	-
Rendering of services – other		-	715	-	-
Property development	1(d)	638	7,913	-	-
		11,360	30,496	8,768	12,993
Other revenue					
Gain on purchase of Lorne Resort		-	1,572	-	-
Gain on disposal of available for sale financial assets[2]		6,520	-	-	-
Revenue from sale of Lorne apartments		3,506	960	-	-
Dividends/distributions		1,011	409	560	301
Other revenue		562	56	555	40
		11,599	2,997	1,115	341
Finance income					
Interest		371	1,188	41	185
Total revenue and other income from continuing activities		23,330	34,681	9,924	13,519

1. Development management fees recognised in past financial years were reversed in the 2011 financial year.
2. Gain on disposal of available for sale financial assets relates to the Trinity Land Group restructure in April 2011 which resulted in Trinity Group's holding in the Trinity Land Group cancelled in exchange for a liability of Trinity Group, owing to Trinity Land Group in relation to Fund losses, being extinguished. The net effect on this transaction was a gain of $6.5 million.

Note 5 Other expenses from continuing activities

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Classified by nature				
Accounting and audit	183	207	74	89
Property related costs	1,627	3,663	1,627	3,789
Employee related expenses	1,625	5,502	-	-
Rent	225	273	-	-
Depreciation and amortisation	156	154	-	-
Consultancy and legal fees	644	1,976	98	48
Project performance guarantee expense	-	101	-	
Doubtful debts – trade and other receivables[1,2]	(1,385)	1,536	16,670	11,632
Project partners doubtful debts	815	7,346	-	-
Other project doubtful debts[2]	(118)	2,182	-	-
Project investigation costs	-	806	-	-
Management fees	-	-	774	1,276
Management and administration expenses	997	4,577	2,040	84
Loss on sale of property, plant and equipment	34	28	-	-
Loss on sale of investment properties	-	5,302	-	5,356
Loss on sale of equity accounted investments	-	7,858	-	7,858
Loss on sale of subsidiary	-	959	-	-
Loss on disposal of available for sale financial asset[3]	2,393	-	-	
Lorne Resort costs	1,916	1,459	-	-
Lorne Resort employee expenses	1,390	1,301	-	-
Cost of sales – Lorne Resort apartments	2,569	726	-	-
Total other expenses from continuing activities	13,071	45,956	21,283	30,132

1. As at 30 June 2011, Trinity Stapled Trust impaired various loans due by related entities. Based on the underlying net asset value of these entities it is not probable that Trinity Stapled Trust will recover the full amount.
2. Allowances for doubtful debts recognised in past financial years were reversed in the 2011 financial year.
3. Loss on disposal of available for sale financial asset relates to the write down of Trinity Group's investment in Trinity Development Group in prior periods. This amount was transferred from reserves on the cancellation of Trinity Group's investment in Trinity Development Group in April 2011.

Note 6 Finance income and expense

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Finance income				
Bank deposits	181	881	41	163
Loans and receivables	190	307	-	22
Finance income	371	1,188	41	185
Finance expenses				
Interest paid and payable to third parties	(6,420)	(13,588)	(5,465)	(9,785)
Amortisation of finance costs	(74)	(1,950)	(74)	(158)
Interest paid to related entities:				
Trinity Development Group	(341)	(454)	-	-
Less:				
Interest capitalised to property developments included in inventory[1]	925	2,531	-	-
Finance expenses	(5,910)	(13,461)	(5,539)	(9,943)
Net finance income/(expense)	(5,539)	(12,273)	(5,498)	(9,758)

1. Interest was capitalised at a weighted average of 7.9% (2010: 6.7%)

Note 7 Earnings per stapled security

	Trinity Group Consolidated 2011 $'000	Earnings per security cents	Trinity Group Consolidated 2010 $'000	Earnings per security cents
Earnings used in calculating earnings per stapled security				
Net profit/(loss) after tax from continuing activities attributable to securityholders	9,363		(42,717)	
Profit/(loss) attributable to discontinued operations	5,526		(7,615)	
Net profit/(loss) after tax attributable to securityholders	14,889		(50,332)	

	Number of securities '000		Number of securities '000	
Total stapled securities on issue at year end	203,406		231,702	
Weighted average stapled securities – basic	225,655	6.6	231,702	(21.7)
Weighted average stapled securities – diluted	225,655	6.6	231,702	(21.7)

	Number of securities 2011 '000	Number of securities 2010 '000
Weighted average number of ordinary securities for basic earnings per security	225,655	231,702
Effect of dilution	-	-
Adjusted weighted average number of ordinary securities for diluted earnings per security	225,655	231,702

For the year ended 30 June 2011 there are no dilutive transactions to be included in the diluted earnings per security calculation. There have been no other dilutive transactions involving ordinary stapled securities or potential ordinary stapled securities since the reporting date and before the completion of these financial statements.

The options in existence have an anti-dilutive effect on earnings per stapled security, therefore there is no difference between basic and diluted earnings per security as shown above. There have been no issues of ordinary securities between the reporting date and the date of this report.

Note 8 Auditor's remuneration

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $	2010 $	2011 $	2010 $
Amounts received or due and receivable by auditors of Trinity Group for:				
- Audit and review of financial reports and other audit work under the *Corporations Act 2001* – PKF (East Coast Practice)	125,342	158,580	62,150	73,614

Note 9 Taxation

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Income tax (expense)/benefit				
Current tax (expense)/benefit	2,367	(2,566)	(4)	(5)
Deferred tax				
- Adjustments in respect of deferred tax of previous years	-	-	-	-
- Relating to origination and reversal of temporary differences	(2,371)	2,505	-	-
Income tax expense reported in the Statement of Comprehensive Income	(4)	(61)	(4)	(5)
Income tax expense is attributable to:				
- Continuing activities	-	(55)	-	-
- Discontinued operations	(4)	(6)	(4)	(5)
Income tax expense reported in the Statement of Comprehensive Income	(4)	(61)	(4)	(5)
Reconciliation of income tax expense to prima facie tax payable				
Profit/(loss) before income tax from continuing activities	9,363	(42,662)	(11,523)	(29,098)
Profit/(loss) before income tax from discontinued operations	5,530	(7,610)	5,530	(7,610)
	14,893	(50,272)	(5,993)	(36,708)
At Trinity Group's statutory income tax rate of 30% (2010: 30%) benefit/(expense)	(4,468)	15,081	1,798	11,012
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:				
Assessable/(non assessable) income	2,076	(8,371)	(1,798)	(11,012)
Adjustment in respect of prior year:				
- deferred tax	-	(38)		
Other (deductible)/non-deductible expenses	(1,235)	(2,693)		
Tax paid in Japan	(4)	(5)	(4)	(5)
Current year tax losses and temporary difference for which no deferred tax asset was recognised	3,627	(4,035)		-
Income tax (expense)/benefit reported in the Statement of Comprehensive Income	(4)	(61)	(4)	(5)

Note 9 Taxation (continued)

Deferred tax assets and liabilities Deferred tax assets	Trinity Group Consolidated 2011 $'000	 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	 2010 $'000
Tax losses carried forward[1]	30,253	9,115	-	-
Provisions, accruals, employee entitlements, accrued expenditure and share issue expenses not currently deductible	6,128	19,152	-	-
Deferred tax liabilities				
Other	1,229	34	-	-
Income accruals	-	6,801	-	-
	1,229	6,835		-
Net deferred tax assets/(liabilities)	35,152	21,432	-	-
Deferred tax assets not recognised	(35,152)	(21,432)	-	-
Net recognised deferred tax asset/(liability)	-	-	-	-
Unrecognised deferred tax assets				
Deductible temporary differences	6,128	19,152	-	-
Tax losses	29,024	2,280	-	-
	35,152	21,432	-	-

1. Deferred tax asset for tax losses carried forward as at 30 June 2011 includes capital losses on $19.55 million which are available to be utilised only against future capital gains. The balance of tax losses carried forward as at 30 June 2011 of $10.70 million relate to revenue losses.

The deductible temporary differences and tax losses do not expire under current tax legislation.

A deferred tax asset attributable to temporary differences of $6.1 million (2010: $19.2 million) has not been recognised as management has taken the view it is not probable that future taxable profit will be available against which Trinity Group can utilise the benefits there from.

At 30 June 2011, there is no recognised or unrecognised deferred income tax liability (2010: $nil) for taxes that would be payable on the unremitted earnings of Trinity Group's subsidiaries, as Trinity Group has no liability for additional taxation should such amounts be remitted.

Tax consolidation

Trinity Limited and its 100% owned subsidiaries are a tax consolidated group. Members of the tax consolidated group have entered into a tax sharing arrangement in order to allocate income tax expense to the wholly owned subsidiaries (refer Note 1g). The head entity of the tax consolidated group is Trinity Limited.

Note 10 Discontinued operations

On 13 April 2011 the Japanese segment was sold to entities associated with Mr O'Rorke for consideration of $1 resulting in a profit on sale before income tax of $8.5m.

Financial performance of discontinued operations

The results of the discontinued operation for the year are presented below:

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Revenue	1,576	1,718	1,576	1,718
Expenses	(1,290)	(1,048)	(1,290)	(1,048)
Gross profit	286	670	286	670
Finance costs	(1,965)	(988)	(1,965)	(988)
Net change in fair value of derivative financial instruments	-	(186)	-	(186)
Fair value movement in investment properties	(1,272)	(7,106)	(1,272)	(7,106)
Loss before income tax	(2,951)	(7,610)	(2,951)	(7,610)
Income tax	(4)	(5)	(4)	(5)
Loss after income tax	(2,955)	(7,615)	(2,955)	(7,615)
Profit on sale before income tax (a)	8,481	-	8,481	-
Income tax expense	-	-	-	-
Profit on sale after income tax	8,481	-	8,481	-
Profit after income tax from discontinued operations	5,526	(7,615)	5,526	(7,615)

The financial information included in the table above has been excluded from the "results from continuing activities" and has been separately disclosed as "discontinued operations" on the face of the Statements of Comprehensive Income.

Note 10 Discontinued operations (continued)

Assets and liabilities of discontinued operations

The carrying amounts of assets and liabilities at the date of disposal are as follows:

	2011 $'000
Assets	
Cash and cash equivalents	2,956
Trade and other receivables	9
Other assets	3
Investment properties	30,967
Assets of discontinued operations held for sale	33,935
Liabilities	
Trade and other payables	(6,159)
Interest bearing loans and borrowings	(32,313)
Liabilities directly associated with discontinued operations held for sale	(38,472)
Net liabilities attributable to discontinued operations	(4,537)

(a) Details of the sale

Total sale consideration	-
Carrying amount of net liabilities sold	4,537
Derecognition of non-controlling interest[1]	127
Derecognition of foreign currency reserve[1]	3,817
Gain on sale before income tax	8,481
Income tax	-
Gain on sale after income tax	8,481

1. Transfer from equity, refer Statements of Comprehensive Income.

Note 11 Trade and other receivables

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
Current	**2011 $'000**	**2010 $'000**	**2011 $'000**	**2010 $'000**
Trade receivables	196	5,670	32	71
- Allowance for doubtful debts	-	(4,108)	-	(38)
Recoverable project costs from project partners	-	469	-	-
- Allowance for doubtful debts	-	(469)	-	-
Sundry receivables	20	4,578	10	2,045
- Allowance for doubtful debts	-	(1,594)	-	(1,577)
Accrued income	-	414	-	48
- Allowance for doubtful debts	-	(345)	-	-
Loans - other	405	1,075	336	-
- Allowance for doubtful debts	-	(905)	-	-
Related entities				
- Trinity Property Trust distributions receivable	395	409	254	301
Total current	1,016	5,194	632	850
Non current				
Receivable – straight lining of rental income	287	178	287	178
Loans – other	-	297	-	246
Recoverable project costs from project partners	-	22,672	-	-
- Allowance for doubtful debts	-	(22,672)	-	-
Entities in Trinity Group				
- Trinity Limited	-	-	60,771	60,952
- Allowance for impairment	-	-	(48,593)	(34,202)
- Trinity Holdings No. 2 Pty Ltd	-	-	26,991	27,064
- Allowance for impairment	-	-	(26,991)	(21,180)
- Trinity Development Group Pty Ltd	-	-	-	2,038
- Allowance for impairment	-	-	-	(2,038)
- Trinity Stapled Securities Plan Trust	-	-	23	23
- Trinity Lorne Resort Pty Ltd	-	-	16,739	20,121
Total non current	287	475	29,227	53,202
Total trade and other receivables	1,303	5,669	29,859	54,052

a. Terms and conditions

Terms and conditions relating to the above financial instruments are as follows:

- Trade receivables are non interest bearing and generally on 30 day terms.
- Sundry receivables and other receivables are non interest bearing and generally have repayment terms of between 30 and 90 days.
- Accrued income includes amounts that are non interest bearing and unless provided for will convert to trade receivables within 30 days.
- Details of terms and conditions of related party receivables are set out in Note 29.
- Current loans – other, includes an advance to the former CEO Benjamin McCarthy to purchase securities as per the terms of his employment agreement, this loan has been fair valued as at 30 June 2011. For more details refer to Note 29.
- Recoverable project costs from project partners related to their share of losses from various projects in the Trinity Land Group. Trinity Development Group Pty Limited (TD) had guaranteed the performance of project partners to the Trinity Land Group and in the event of default by a project partner TD would reimburse the project for the loss and then seek recovery from the project partner in accordance with contractual agreements. Potential losses arising under the guarantee had been brought to account but TD was only required to settle the loss upon realisation within the Fund and after project partner default. The disposal on 13 April 2011 of TD by Trinity Group to entities associated with Mr O'Rorke, together with a restructure of Trinity Land Group at around the same time, resulted in the guarantee to Trinity Land Group being released, and TD's right of recovery from project partners no longer being held by Trinity Group.

Note 11 Trade and other receivables (continued)

b. Future minimum lease receivables

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Future minimum lease repayments to Trinity Stapled Trust under current leases from tenants are:					
Within one year		8,542	7,104	8,542	7,104
Later than one year and no later than five years		29,774	22,096	29,774	22,096
Later than five years		16,960	20,502	16,960	20,502
		55,276	49,702	55,276	49,702

Future lease commitments receivable have not been included in the Statement of Financial Position. Revenue is recognised by Trinity Stapled Trust in the Statement of Comprehensive Income by allocating minimum payments on a basis representative of the pattern of service rendered.

Note 12 Inventory

	Notes	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Current					
Property held for sale					
Costs of acquisition		318	-	-	-
Total current		318	-	-	-
Non current					
Properties under development	1(j)	4,800	4,701	-	-
Properties under development comprises:					
Costs of acquisition		13,381	13,381	-	-
Development costs capitalised		7,057	6,730	-	-
Finance costs capitalised		10,088	9,165	-	-
Impairment of inventory		(25,726)	(24,575)	-	-
Total		4,800	4,701	-	-
Property held for sale					
Costs of acquisition		17,957	20,844	-	-
Total non current		22,757	25,545	-	-

Carrying amount of inventory pledged as security for liabilities is $23.1 million (2010: $25.5 million). One property is subject to a first registered mortgage to the National Australia Bank for $11.66 million and a second registered mortgage to Trinity Opportunistic Property Fund No 1 for $18.9 million. A second property is subject to a first registered mortgage to the National Australia Bank and second registered mortgage to CBUS Cumberland Pty Ltd and Matelda Oaks Pty Ltd. See note 21 for further information.

Note 13 Other assets

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
Current	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Prepayments	264	168	101	76
Lease incentives	389	82	389	82
Total current	653	250	490	158
Non current				
Lease incentives	1,306	335	1,306	335
Total non current	1,306	335	1,306	335

Note 14 Non current assets held for sale

Available for sale financial assets[1]:				
Trinity Funds Management Limited	6,856	-	-	-
Trinity Property Trust	12,925	-	9,518	-
Investment properties held for sale[2]	41,000	-	41,000	-
	60,781	-	50,518	-

1. During the 2011 financial year the Board of Directors of Trinity Group resolved to sell the remaining 50% investment in Trinity Funds Management Limited along with Trinity Groups investment in Trinity Property Trust. Both sales were completed on 1 August 2011 with the units in Trinity Property Trust being sold at their 30 June 2011 unit price.

   As at 30 June 2011 the investment in TFML is included in the investment in TFML/TFMS Group segment and the investment in Trinity Property Trust is included in the investment in managed funds segment (see note 28).

2. During the 2011 financial year the Board of Directors of Trinity Group resolved to sell two investment properties located in Mulgrave, Victoria and Richlands, Queensland as a consequence of a review of the Trust assets. It is anticipated that both of these properties will be sold within the next 12 months.

   As at 30 June 2011 these properties are included in the property investment segment (see Note 28).

Note 15 Equity accounted investments

Trinity Funds Management Services Group	844	373	-	-
Investment in joint venture entities	844	373	-	-

Interests in joint venture entities	Country of incor-poration	Balance Date	Trinity Group Consolidated Ownership Interest		Trinity Stapled Trust Consolidated Ownership Interest	
			2011	2010	2011	2010
Trinity Funds Management Services Group	Australia	30 June	50.0%	50.0%	-	-

Note 15 Equity accounted investments (continued)

Trinity Funds Management Services Group

Principal Activities

Trinity Group has a 50% interest in the joint venture stapled entities Trinity Funds Management Services Pty Ltd and TFMS Unit Trust. These entities provide funds management services and other property-related services to Trinity Group and Trinity Funds Management Limited for various property trusts. The voting power held by Trinity Group is 50%. The interest in the joint venture entities is accounted for using the equity method of accounting.

The following table illustrates summarised information of the investment in Trinity Funds Management Services Group:

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Share of net profit				
- net profit	1,082	50	-	-
Carrying amount of investment				
Balance at beginning of financial year	373	-	-	-
- acquisitions	-	323	-	-
- share of net profit	1,082	50	-	-
- distributions received	(611)	-	-	-
Carrying amount of investment at the end of the financial year	844	373	-	-

Summary presentation of the gross amounts of assets, liabilities, revenues and profit of jointly controlled entity, not adjusted for percentage ownership held by Trinity Group:

	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Current assets	2,237	1,476	-	-
Non current assets	2	123	-	-
Total assets	2,239	1,599	-	-
Current liabilities	502	815	-	-
Non current liabilities	48	37	-	-
Total liabilities	550	852	-	-
Revenues	6,711	822	-	-
Expenses	(4,548)	(722)	-	-
Profit before income tax	2,163	100	-	-
Income tax expense	-	-	-	-
Profit after income tax	2,163	100	-	-

Non current assets held for sale, not adjusted for percentage ownership held by Trinity Group:

	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Property, plant and equipment	118	-	-	-

Included in current assets are property, plant and equipment classified as held for sale as part of Trinity Group's agreement for the disposal of the Trinity Funds Management business.

Note 16 Available for sale financial assets

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Unlisted investments				
Trinity Funds Management Limited	-	7,045	-	-
Trinity Development Group	-	2,798	-	-
Trinity Land Group	-	3,891	-	-
Trinity Opportunistic Property Fund No 1	554	615	554	615
Trinity Property Trust	-	12,445	-	9,164
Total non current	554	26,794	554	9,779

Note 17 Investment properties

Investment properties at fair value	55,318	127,079	55,318	127,079
Movements in investment properties:				
Balance at beginning of financial year	127,079	139,380	127,079	139,380
Transfer from inventory	-	23,042	-	23,042
Additions	1,732	217	1,732	217
Disposals	(30,967)	(54,455)	(30,967)	(54,455)
Classified as held for sale – transfers in/(out)	(41,000)	29,000	(41,000)	29,000
Foreign exchange movement	(4,891)	747	(4,891)	747
Net gain/(loss) from fair value movements – continuing activities	4,637	(3,746)	4,637	(3,746)
Net loss from fair value movements – discontinued operations	(1,272)	(7,106)	(1,272)	(7,106)
Balance at end of financial year	55,318	127,079	55,318	127,079

Fair value is determined by either a registered independent valuer or an appropriately experienced and professionally qualified internal appraiser (refer Note 1 and 2 for further details regarding accounting policy for investment property).

Note 17 Investment properties (continued)

Details of investment properties are as follows:

	Ownership Interest	Acquisition date	Book value 30 June 2011 $'000	Book value 30 June 2010 $'000	Independent valuation date	Independent valuation amount $'000	Capitalisation rate %	Valuer
Property								
Commercial								
308 Queen Street, Brisbane, QLD	100%	21/12/2006	32,700	25,900	30/06/2011	32,700	9.0%	Colliers
Compark Circuit, Mulgrave, VIC	100%	31/01/2005	16,000	16,300	30/06/2011	16,000	8.5%	Colliers
Industrial								
Rivergate Distribution Centre, Murrarie, QLD	100%	28/02/2007	24,600	23,800	30/06/2011	24,600	8.25%	Colliers
425-479 Freeman Road, Richlands, QLD	100%	30/04/2008	25,000	24,500	30/06/2011	25,000	N/A[1]	Colliers
Residential								
1912-7,1912-8,1912-9 Honcho2chrome, Koganei-shi, Tokyo, Japan	Sold 13/04/2011	10/08/2007	-	19,162				
Commercial								
30-4, 31-19 Sonezaki2chrome, kita-ku, Osaka-shi, Japan	Sold 13/04/2011	01/02/2008	-	18,012				
Total investment properties (including amounts classified in other assets and receivables)			**98,300**	**127,674**				
Less amounts classified as:								
Investment properties held for sale			(41,000)	-				
Other assets – lease incentives			(1,695)	(417)				
Trade and other receivables – straight lining of operating lease rental income			(287)	(178)				
Total investment properties			**55,318**	**127,079**				

1. Direct comparison approach adopted

Note 18 Property, plant and equipment

Plant and Equipment	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
At cost	148	219	-	-
Accumulated depreciation	(41)	(81)	-	-
	107	138	-	-
Movements during the year				
Plant and equipment				
Carrying amount at beginning of year:	138	361	-	-
Additions	21	16	-	-
Disposals	(21)	(114)	-	-
Depreciation	(31)	(125)	-	-
Carrying amount at end of year	107	138	-	-

Note 19 Intangible assets

	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Management rights				
Balance at beginning of year	1,450	-	-	-
Amortisation	(121)	-	-	-
Impairment	(409)	-	-	-
Additions – acquired through business combination	-	1,450	-	-
Carrying amount at end of year	920	1,450	-	-
Goodwill				
Balance at beginning of year	-	9,600	-	-
Disposals	-	(9,600)	-	-
Carrying amount at end of year	-	-	-	-
Website				
Balance at beginning of year	15	24	-	-
Disposals	(15)	-	-	-
Amortisation	-	(9)	-	-
Carrying amount at end of year	-	15	-	-
Software				
Balance at beginning of year	6	26	-	-
Additions	2	4	-	-
Disposals	-	(4)	-	-
Amortisation	(4)	(20)	-	-
Carrying amount at end of year	4	6	-	-
Total intangible assets	924	1,471		-

Management rights

The management rights were acquired in July 2009 by Trinity Resort Management Pty Ltd and were independently valued at $1.45 million on 4 June 2010. The recoverable amount has been assessed at 30 June 2011 by a registered independent valuer and an impairment loss has been recognised in the 2011 financial year. The carrying amount is pledged as security for liabilities and is subject to a registered mortgage to the National Australia Bank.

Remaining amortisation period of management rights: 22 years

Note 20 Trade and other payables

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Current				
Trade payables	518	4,372	454	4,355
Other payables	1,234	1,602	595	1,020
Accrued expenses	1,146	1,504	249	536
Rent received in advance	86	239	86	239
Total current	2,984	7,717	1,384	6,150
Non current				
Other payables	293	175	293	-
Total non current	293	175	293	-

Trade payables are non-interest bearing and are normally settled on 60-day terms.

Note 21 Interest bearing loans and borrowings

Current				
Bank bills – secured	58,243	-	58,243	-
Bank loans – secured	11,660	37,331	-	37,331
Other related parties – secured	18,854	-	-	-
Borrowing costs net of amortisation	(24)	(62)	(24)	(62)
	88,733	37,269	58,219	37,269
Non current				
Other related parties – secured	-	17,791	-	-
Bank loans – secured	-	11,660	-	-
Bank bills – secured	-	82,195	-	82,195
Borrowing costs net of amortisation	-	(98)	-	(98)
	-	111,548	-	82,097

As at 30 June 2011 Trinity Group has access to an aggregated facility with National Australia Bank with a limit of $70.7 million of which $69.9 million is drawn. The facility, which was due to expire on 30 April 2012 and was extended to 30 April 2013 subsequent to balance date, is secured by a first registered mortgage over all of the investment properties of Trinity Prime Industrial Trust and Trinity Stapled Trust, a specific charge over the units held in Trinity Property Trust by Trinity Stapled Trust and a debenture charge from Trinity Limited. Trinity Stapled Trust and Trinity Prime Industrial Trust have also provided fixed and floating charges over the assets of the Trusts. The facility is also secured by a first registered mortgage over the real property held by San Remo Project Pty Ltd and Trinity Lorne Resort Pty Ltd and a specific charge by Trinity Resort Management Pty Ltd over the management rights attached to the Cumberland Lorne Resort which was acquired in July 2009.

Trinity Group's facility as at 30 June 2011 contained the following covenants:

- minimum aggregated property finance interest cover ratio to be 1.35 times for each half year.
- a maximum amended aggregated property finance loan to value ratio of 60% as at 30 June 2011 .
- a minimum weighted average lease term of 5 years tested half yearly in relation to Trinity Stapled Trust and Trinity Prime Industrial Trust.

As at 30 June 2011 Trinity Group is in compliance with the above covenants.

Note 21 Interest bearing loans and borrowings (continued)

Trinity Group's facility extension contains the following covenants:

- minimum aggregated property finance interest cover ratio to be 1.5 times at all times to be tested as at 31 December 2011 and thereafter half yearly.
- a maximum amended aggregated property finance loan to value ratio of 50% initially and 55% thereafter through to expiry.
- a minimum weighted average lease term of 5 years tested half yearly in relation to Trinity Stapled Trust and Trinity Prime Industrial Trust.
- provide an update on Group strategy to NAB no later than 30 November 2011.

In addition to the facility provided by National Australia Bank, San Remo Project Pty Limited, a subsidiary of the consolidated entity has a limited recourse facility of $19.4 million with another financier secured by a second mortgage over real property held by that entity and a second ranking fixed and floating charge over the assets of that entity. This facility expires on 31 October 2011 and at balance date was drawn to $18.9 million. From 1 January 2010, the interest rate was reduced to 0% (from 22%pa) in consideration for a success fee which may be payable upon completion of the project.

At 30 June 2011 Trinity Limited held a loan facility with Trinity Stapled Trust on no fixed terms and with an interest rate of 0% (2010:0%).

Derivative financial instruments

In the 2009 year Trinity Group entered into interest rate derivatives to minimise its exposure to change in interest rates on borrowings. The total face value of these interest rate swaps is $50 million and they were measured at fair valued at 30 June 2011, resulting in a gain of $0.7 million.

Trinity Group and the Trust have access to the following lines of credit as at 30 June 2011:

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Total facilities available				
Bill acceptance facility (including bank guarantee facility)	58,993	82,290	58,993	82,290
Secured loans	31,084	72,173	-	41,389
	90,077	154,463	58,993	123,679
Facilities utilised at reporting date				
Bill acceptance facility	58,243	82,195	58,243	82,195
Secured loans	30,514	66,782	-	37,331
Bank guarantees	-	24	-	24
	88,757	149,001	58,243	119,550
Facilities not utilised at reporting date				
Bill acceptance facility	750	71	750	71
Secured loans	570	5,391	-	4,058
	1,320	5,462	750	4,129

Note 22 Provisions

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Current				
Employee benefits	115	123	-	-
Total current	115	123	-	-
Non current				
Project guarantee[1]	-	11,006	-	-
Employee benefits	94	89	-	-
	94	11,095	-	-
1. Project guarantee				
Opening balance at beginning of year	11,006	11,128		-
Additional provisions	-	960		-
Liability extinguished	(11,006)			
Unused amounts reversed	-	(1,082)		-
Balance at end of year	-	11,006		-

The project guarantee amount related to the potential loss Trinity Group had under a guarantee to the Trinity Land Group. Trinity Group had guaranteed the performance of project partners to the Trinity Land Group and in the event of default by a project partner Trinity Group would reimburse the Trinity Land Group for the project partner's loss and then seek recovery from the project partner in accordance with contractual arrangements. In April 2011 Trinity Land Group restructured and Trinity Group's units in Trinity Land Group were cancelled as consideration for the extinguishment of the liability.

Note 23 Distributions/dividends

Details of dividends and distribution proposed or paid are:

	Cents per Security	Total Amount $'000	Date of payment	Franked tax rate	% franked
2011					
Dividends/distributions recognised in the current year					
NIL	-	-	-	30%	-
2010					
Dividends/distributions recognised in the current year					
NIL	-	-	-	30%	-

Dividend franking account	2011 $'000	2010 $'000
Balance of franking account at year end	251	251

Note 24 Contributed equity

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Stapled Securities				
Ordinary securities – fully paid	303,780	304,110	259,532	259,781

2011	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
During the financial year the following movements in issued securities occurred:	No. of units	$'000	No of units	$'000
Ordinary securities				
On issue at beginning of year	231,701,540	304,110	231,701,540	259,781
Cancellation of securities[1]	(28,295,612)	(330)	(28,295,612)	(249)
On issue at end of year	203,405,928	303,780	203,405,928	259,532
Total equity attributable to securityholders		303,780		259,532
2010				
During the financial year the following movements in issued securities occurred:				
Ordinary securities				
On issue at beginning of year	231,701,540	304,110	231,701,540	259,781
On issue at end of year	231,701,540	304,110	231,701,540	259,781
Total equity attributable to securityholders		304,110		259,781

The shares and stapled securities do not have a par value. Under the terms of the Stapling Agreement, one ordinary share and one unit were issued to each securityholder. Ordinary securities entitle the holder to participate in dividends and the proceeds on a winding up of Trinity Group in proportion to the number of and amounts paid on the shares held.

1. The cancellation of securities during the reporting period were as a result of Trinity Group's settlement with Mr O'Rorke and certain Project Partners on 13 April 2011. The cancellation was of Mr O'Rorke's Trinity Group holdings together with those of his associated entities and Project Partners.

Note 25 (Deficiency)/undistributed profits of the Trust

	Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000
Balance at the beginning of the year	(175,089)	(138,448)
Transfer from reserves	1,945	-
(Loss)/profit attributable to members of the Trust	(5,952)	(36,641)
Balance at end of year	(179,096)	(175,089)

Note 26 Reserves

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Available for sale reserve	79	(1,338)	136	(158)
Foreign currency translation reserve	-	3,499	-	3,500
Share based payments reserve	(93)	2,076	(108)	1,682
	(14)	4,237	28	5,024

Available for sale reserve

Changes in the fair value of investments classified as available for sale financial assets are recognised in other comprehensive income, as described in note 1(s) and accumulated in a separate reserve within equity. Amounts are reclassified to profit or loss when the associated assets are sold or impaired.

Foreign currency translation reserve

Exchange differences arising on translation of the foreign controlled entity are recognised in other comprehensive income as described in note 1(c) and accumulated in a separate reserve within equity. The cumulative amount is reclassified to profit or loss when the net investment is disposed of.

Share based payment reserve

The share based payment reserve is used to recognise:

- the grant date fair value of options issued to employees but not exercised
- the grant date fair value of stapled securities issued to employees
- the issue of stapled securities held by Trinity Group employee share scheme to employees.

Note 27 Controlled entities

	Country of incorporation/ formation	Ownership interest 2011	2010
Entities controlled by Trinity Limited (Parent Entity)		%	%
Trinity Holdings No 2 Pty Ltd	Australia	100	100
Trinity Holdings No 4 Pty Ltd	Australia	0	100
TDG Holdings Pty Ltd	Australia	0	100
Trinity Development Group Pty Limited[2]	Australia	0	100
Trinity Land Trust[6]	Australia	100	100
San Remo Project Pty Ltd[5]	Australia	100	100
Seahaven Development Pty Ltd[4]~	Australia	0	100
Trinity Lorne Resort Pty Ltd	Australia	100	100
Trinity Resort Management Pty Ltd[8]	Australia	100	100
Trinity ESOP Pty Ltd	Australia	100	100
Trinity Stapled Securities Plan Trust	Australia	100	100
Entities controlled by Trinity Stapled Trust (head entity within the Trust)[1]			
Trinity Prime Industrial Trust	Australia	100	100
Trinity Japan Fund	Australia	0	100
Keppel Properties Goudo Kaisha[7]	Japan	0	97
Yaesu Seven Tokutei Mokuteki Kaisha[3]	Japan	0	99.5
Hamilton Goudo Kaisha[7]	Japan	0	99
CH Chalon Yugen Sekinin Chukan Hojin[7]	Japan	0	100

1. The Trinity Stapled Trust units are stapled to the shares of the Parent Entity
2. Investment is held by TDG Holdings Pty Ltd
3. Investment is held by Trinity Japan Fund and Hamilton Goudo Kaisha
4. Investment is held by Trinity Development Group Pty Ltd
5. Investment is held by Trinity Land Trust
6. Investment is held by Trinity Holdings No 2 Pty Ltd
7. Investment is held by Trinity Japan Fund
8. Investment is held by Trinity Lorne Resort Pty Ltd

~ Entities have been de-registered

Entities over which control has been lost

On 13 April 2011 Trinity Limited and Trinity Stapled Trust sold their interests in Trinity Holdings No. 4 Pty Ltd and Trinity Japan Fund respectively for $1 resulting in a gain on sale of $8.5 million which is included in discontinued operations.

On 13 April 2011 Trinity Limited sold its interest in TDG Holdings Pty Ltd for $1 resulting in a loss of $0.2 million which is considered part consideration for the cancellation of securities associated with Mr O'Rorke and is therefore recognised in equity.

Note 28 Operating segments

Trinity Group Consolidated

Trinity Group comprises the following reporting segments, as reviewed by executive management (the chief operating decision makers). The following summary describes the operations in each of Trinity Group's operating segments:

Operating segments	Products/Services
Funds management	Establishment and management of property investment vehicles
Property investment	Investment and management of income producing properties
Investment in managed funds	Investments in unlisted property funds
Investment in TFML/TFMS Group	Investment in a funds management business

Trinity Stapled Trust Consolidated

The Trust operates in predominantly one operating segment being investment in direct property.

The accounting policies of Trinity Group have been applied consistently across all operating segments as described in Note 1. Transactions between operating segments occur on an arms length basis.

Comparative segment information has been represented in conformity with the requirement of AASB 8 Operating Segments.

Note 28 Operating segments (continued)

Trinity Group June 2011	Funds Manage-ment $'000	Property invest-ment $'000	Invest-ment in managed funds $'000	Invest-ment in TFML / TFMS Group $'000	Other $'000	Total $'000
Revenue						
External revenue	-	16,783	761	250	5,165	22,959
Inter-segment revenue	773	15	-	-	-	788
Interest revenue	35	68	-	-	268	371
Total segment revenue	808	16,866	761	250	5,433	24,118
Reconciliation of segment revenue to group revenue						
Inter-segment elimination						(788)
Total group revenue						23,330
Segment net profit/(loss) before tax	(18)	8,181	(1,972)	1,331	1,841	9,363
Reconciliation of segment result before tax to group net loss before tax and discontinued operations						9,363
Amounts included in segment result reviewed by Board						
Depreciation and amortisation	-	(131)	-	-	(25)	(156)
Finance costs	-	(5,567)	(341)	-	(2)	(5,910)
Share of net profit of equity accounted investments	-	-	-	1,082	-	1,082
Fair value adjustment of investment properties	-	4,637	-	-	-	4,637
Net change in fair value of financial assets	-	738	-	-	18	756
Inventory write down to net realisable value	-	(1,052)	-	-	-	(1,052)
Impairment of intangibles	-	(409)	-	-	-	(409)
Discontinued operations after income tax	-	5,526	-	-	-	5,526
Segment Assets	893	126,754	13,874	7,700	2,522	151,743
Segment asset increases for the year:						
Capital expenditure	-	744	-	-	21	765
Included in segment assets are:						
Equity accounted associates	-	-	-	844	-	844
Reconciliation of segment assets to group assets						
Inter-segment elimination						-
Total group assets						151,743
Segment liabilities	31	91,607	-	-	910	92,548
Inter-segment elimination						-
Total group liabilities						92,548

Note 28 Operating segments (continued)

Trinity Group June 2010	Funds Manage-ment $'000	Property invest-ment $'000	Invest-ment in managed funds $'000	Invest-ment in TFML / TFMS Group $'000	Other $'000	Total $'000
Revenue						
External revenue	5,684	30,719	409	-	(3,319)	33,493
Inter-segment revenue	2,757	680	-	-	-	3,437
Interest revenue	226	652	-	-	310	1,188
Total segment revenue	8,667	32,051	409	-	(3,009)	38,118
Reconciliation of segment revenue to group revenue						
Inter-segment elimination						(3,437)
Total group revenue						34,681
Segment net profit/(loss) before tax	198	(28,641)	(3,778)	(750)	(9,746)	(42,717)
Reconciliation of segment result before tax to group net loss before tax and discontinued operations						(42,717)
Amounts included in segment result reviewed by Board						
Depreciation and amortisation	(108)	(10)	-	-	(36)	(154)
Finance costs	(4)	(13,001)	(454)	-	(2)	(13,461)
Share of net profit of equity accounted investments	-	-	(3,649)	50	-	(3,599)
Fair value adjustment of investment properties	-	(3,746)	-	-	-	(3,746)
Net change in fair value of financial assets	-	1,715	(83)	(800)	(48)	784
Net loss on sale of investment properties	-	(5,302)	-	-	-	(5,302)
Inventory write down to net realisable value	-	(11,365)	-	-	-	(11,365)
Discontinued operations after income tax	-	(7,615)	-	-	-	(7,615)
Segment Assets	1,099	183,729	19,748	7,419	4,217	216,212
Segment asset increases for the year:						
Capital expenditure	15	23,084	-	-	5	23,104
Included in segment assets are:						
Equity accounted associates	-	-	-	373	-	373
Reconciliation of segment assets to group assets						
Inter-segment elimination						-
Total group assets						216,212
Segment liabilities	20	157,422	561	-	11,630	169,633
Inter-segment elimination						-
Total group liabilities						169,633

Note 28 Operating segments (continued)

Revenue by geographical region

Revenue attributable to external customers is disclosed below, based on the location of the external customer:

	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000
Australia	23,330	34,681
	23,330	34,681

Assets by geographical region

The location of non current assets other than financial instruments and deferred tax assets is as follows:

Australia	79,950	117,432
Japan (discontinued operation)	-	37,174
	79,950	154,606

Note 29 Related party disclosures

Related party disclosures for the Trust

Responsible Entity & Custodian

The Responsible Entity of Trinity Stapled Trust is Trinity Investment Management Limited (ABN 47 137 565 149).

Trinity Investment Management Limited appointed Trinity Funds Management Limited as the Custodian of all of the assets of the Scheme on 26 February 2010.

Responsible Entity fees and other transactions

Set out below are the fees paid or payable by the Trust to the Responsible Entity during the year:

	2011 $	2010 $
Management fees – Trinity Investment Management Limited (subsidiary of Trinity Limited)	773,519	360,809
Management fees – Trinity Funds Management Limited (entity formerly controlled by Trinity Limited)	-	914,657
Property management services, due diligence/acquisitions and project management fees – Trinity Funds Management Limited	-	201,036

Balances owed to the Responsible Entity

At balance date, there was $nil owing to the Responsible Entity (2010: $nil).

Custodian fees

Set out below are the fees paid or payable by Trinity Investment Management Limited to the custodian during the year:

Custody fees	26,686	11,211

Balances owed to the Custodian

At balance date, there was $2,150 owing to the Custodian (2010: $2,500)

Note 29 Related party disclosures (continued)

Related party disclosures for the Trust (continued)

Other transactions and agreements with related parties

Set out below are the fees paid or payable by the Trust to associated entities during the year:

	2011 $	2010 $
Property management and leasing services – TFMS Unit Trust	74,980	-

At balance date, there was a net payable of $4,730 owing to the associated entity (2010: $110)

Fees for rent of business premises and outgoings received during the year by the Trust from:

	2011 $	2010 $
Trinity Limited	16,495	604,095
TFMS Unit Trust	241,567	-

Loans to/from related entities

As at 30 June 2011, the Trust is owed $60.8 million from Trinity Limited (2010: $60.9 million). Trinity Stapled Trust advanced funds to Trinity Limited on no fixed terms and interest free (2010: 0%pa). An impairment provision of $48.6 million (2010: $34.2 million) has been recognised in relation to this receivable.

As at 30 June 2011, the Trust is owed $27.0 million from Trinity Holdings No. 2 Pty Ltd (2010: $27.0 million). Trinity Stapled Trust advanced funds to Trinity Holdings No. 2 Pty Ltd on no fixed terms and interest free (2010: 0%pa). An impairment provision of $27.0 million (2010: $21.2 million) has been recognised in relation to this receivable.

As at 30 June 2011, the Trust is no longer owed funds from Trinity Development Group Pty Ltd (2010: $2.0 million). Trinity Stapled Trust forgave the interest free loan to Trinity Development Group Pty Ltd as part of the sale of Trinity Development Group Pty Ltd to Mr O'Rorke. An impairment provision of $2.0 million had previously been recognised in relation to this receivable.

As at 30 June 2011, the Trust is owed $0.02 million from Trinity Stapled Securities Plan Trust (2010: $0.02 million). Trinity Stapled Trust advanced funds to Trinity Stapled Securities Plan Trust on no fixed terms and interest free (2010: 0%pa).

As at 30 June 2011, the Trust is owed $16.7 million from Trinity Lorne Resort Pty Ltd (2010: $20.1 million). Trinity Stapled Trust advanced funds to Trinity Lorne Resort Pty Ltd on no fixed terms and interest free (2010: 0%pa).

Related party disclosures for the Trinity Group

Transactions involving the Responsible Entity

Trinity Investment Management Limited, a member of Trinity Group, acts as responsible entity for the Trinity Stapled Trust and acts as the trustee of the Trinity Prime Industrial Trust. Trinity Stapled Trust and Trinity Prime Industrial Trust are both members of Trinity Group.

Trinity Funds Management Limited, a member of Trinity Group up to 19 May 2010, acted as responsible entity for:

- Trinity Stapled Trust, a member of Trinity Group, until 26 February 2010
- Trinity Property Trust, which is not a member of Trinity Group
- AM60 Trust (formerly Trinity Enhanced Return Fund), which is not a member of Trinity Group, until 28 April 2010

and acted as trustee for:

- Trinity Prime Industrial Trust, a member of Trinity Group, until 1 March 2010
- Trinity Commercial Trust, which is not a member of Trinity Group
- Trinity Opportunistic Property Fund No 1, which is not a member of Trinity Group
- Trinity Development Trust, which is not a member of Trinity Group
- Trinity Land Equity Trust, which is not a member of Trinity Group

Trinity Funds Management Limited also provided custodian services for Trinity Investment Management Limited, a member of the Trinity Group, from 26 February 2010.

Note 29 Related party disclosures (continued)

Related party disclosures for the Trinty Group (continued)

Fees for management and administration were received during the year by Trinity Investment Management Limited from:

	2011 $	2010 $
Trinity Stapled Trust	388,919	231,771
Trinity Prime Industrial Trust	384,600	129,038

Fees for management, administration, property management services, due diligence, acquisitions, application fees, performance fees, project fees and project management were received up to 19 May 2010 by Trinity Funds Management Limited (an entity formerly controlled by Trinity Limited) from:

Trinity Stapled Trust	-	824,261
Trinity Property Trust	-	4,459,378
Trinity Opportunistic Property Fund No 1	-	212,401
Trinity Enhanced Return Fund	-	915,944
Trinity Commercial Trust	-	55,822
Trinity Prime Industrial Trust	-	277,560
Trinity Investment Management Limited	-	244,653

The following monies were owed to Trinity Funds Management Limited (an entity formerly controlled by Trinity Limited) from related entities as at 19 May 2010. The amounts outstanding did not accrue interest and were repaid within 3 to 6 months.

	2011 $'000	2010 $'000
Trinity Development Trust	-	440
Trinity Funds Management Services Pty Ltd	-	4
Trinity Opportunistic Property Fund No 1	-	21
Trinity Property Trust	-	349
Trinity Development Group Pty Ltd	-	1

Other transactions and agreements with related parties

Fees for rent of business premises paid during the year by Trinity Limited to:

Trinity Stapled Trust	16	604

The following monies were owed from Trinity Limited to related entities as at 30 June 2011:

Trinity Funds Management Limited	-	1
Trinity Stapled Trust	-	1
TFMS Unit Trust	-	1

Note 29 Related party disclosures (continued)

Related party disclosures for the Trinity Group (continued)

Transactions with entities in the Trinity Development Group (associate of Trinity Group until 19 May 2010)

Trinity Stapled Trust had a development agreement with 308 Queen Street Development Pty Ltd to develop the National Australia Bank site at 308 Queen Street, Brisbane. The project was completed in September 2008. The fees paid in respect of this agreement were $29.4 million. Trinity Stapled Trust was entitled to a guaranteed return of 10.5% during the development period of $3.2 million. The amount receivable under this agreement at 30 June 2010 was $1.5 million which included the guaranteed return and refund of amounts overpaid due to a fall in the market value of the property. This amount was provided for at 30 June 2010 and $0.5 million was received in the 2011 financial year with the balance being written off.

Trinity Development Group Pty Limited had entered into development agreements with entities in the Trinity Development Group. As at 30 June 2010, Trinity Development Group Pty Limited had a receivable owing from these entities of $2.5 million, in relation to project management fees. An allowance for doubtful debts of $1.6 million had been recognised in relation to the outstanding amounts. During the 2011 financial year $0.8 million was received and $1.7 million in fees were reversed.

	2011 $'000	2010 $'000
Trinity Development Group Pty Ltd earned management fee income from the following associated entities in the Trinity Development Group:		
Albert Street Project Pty Limited	-	175

Transactions with entities in the Trinity Land Group (associate of Trinity Group until 19 May 2010)

Trinity Development Group Pty Limited has entered into development agreements with entities in the Trinity Land Group. As at 30 June 2010, Trinity Development Group Pty Limited had a receivable owing from these entities of $nil (2009: $0.005 million).

Trinity Development Group Pty Ltd earned management fee income from the following associated entities in the Trinity Land Group:		
Bluewater Land Project Pty Limited	-	33
Cooktown Project Pty Limited	-	36
Gatton Project Pty Limited	-	178
Royal Sands Balance Land Pty Limited	-	184
Torquay Project No1 Pty Limited	-	432

Professional fees were paid during the year by Trinity Group to director related entities:

	Director related	2011 $	2010 $
Fees for legal advice (including counsels' fees and disbursements) - McCullough Robertson	Mr B Heading	247,033	842,566

Brett Heading is the Chairman of Partners of McCullough Robertson Lawyers. All services were provided on arm's length terms.

Note 29 Related party disclosures (continued)

Key management personnel

The names and position held by key management personnel in Trinity Group during the year to 30 June 2011 were:

Current Directors	
Brett Heading	Chairman
Christopher Morton	Deputy Chairman
Richard Friend	Non-Executive Director
Former Directors	
Keith De Lacy	Chairman (resigned 21 August 2009)
Anthony Hartnell	Non-Executive Director (resigned 21 August 2009)
Peter B Lewis	Non-Executive Director (resigned 22 July 2009)
Steven Leigh	Joint Managing Director (appointed 6 September 2009, resigned 19 May 2010)
Current Senior Executives	
Craig Bellamy	Chief Executive Officer
Janita Robba	Chief Financial Officer (appointed 23 December 2010)
Laura Fanning	Chief Financial Officer (commenced maternity leave 23 December 2010)
Former Senior Executives	
Laurence Brindle	Chief Executive Officer (appointed 5 February 2009, resigned 19 July 2009)
Steven Leigh	Joint Managing Director (appointed 6 September 2009, resigned 19 May 2010) Deputy Chief Executive Officer (appointed 5 February 2009, resigned 19 July 2009)
David Asplin	Deputy Chief Executive Officer (from 19 July 2009 to 21 August 2009) Head of Funds Management (from 19 July 2009 to 19 May 2010) General Manager – Institutional Funds Management (from 21 August 2009 to 19 May 2010)
Tracy Bartley	Company Secretary (resigned 28 August 2009)
Lisa Briese	Company Secretary (appointed 28 August 2009, resigned 19 May 2010)

Under the provisions of AASB 124 'Related Party Disclosures' there are no further employees or other members of the organisation who would fit the definition of key management personnel.

The Trust does not employ personnel in its own right. However, it is required to have an incorporated Responsible Entity to manage the activities of the Trust and this is considered the key management personnel. The directors of the Responsible Entity are key management personnel of that entity and their names are B Heading (appointed 23 October 2009), C Morton (appointed 10 June 2009) and R Friend (appointed 23 October 2009).

The directors of the former Responsible Entity were B Heading (appointed 21 August 2009), G McWilliam (appointed 13 November 2009), T Gordon (appointed 13 November 2009), R Higham (appointed 13 November 2009), C Morton (appointed 21 August 2009, resigned 13 November 2009), R Friend (resigned 13 November 2009), K De Lacy (resigned 21 August 2009), A Hartnell (resigned 21 August 2009), P Lewis (resigned 22 July 2009) and S Leigh (appointed 6 September 2009, resigned 13 November 2009).

No compensation is paid to directors or directly by the Trust to any of the key management personnel of the Responsible Entity.

Note 29 Related party disclosures (continued)

Key management personnel (continued)

The key management personnel compensation included in employee related expenses in Other Expenses from Continuing Activities (see Note 5) is as follows:

	Trinity Group Consolidated	
	2011 $	2010 $
Short term employee benefits (including salaries and directors fees)	1,018,889	2,207,917
Post employment benefits (superannuation)	51,266	75,630
Long term incentive plans	-	-
Termination benefits	-	-
Share based payments	-	220,325
	1,070,155	2,503,872

Loans to key management personnel and their related parties

As part of the terms and conditions of the former Chief Executive Officer's (Benjamin McCarthy) Employment Contract and Subscription Deed Trinity Group provided a loan of $2.25 million which was used to acquire stapled securities at an issue price of $1.00. A Deed of Variation and Acknowledgment was entered into upon his termination in December 2008 which varied the terms of this loan. The former Chief Executive Officer was required to repay the loan amount on or before 1 July 2011 by transferring cleared funds to Trinity Group or transferring the issued stapled securities free of encumbrances. This loan has been fair valued at 30 June 2011 to $0.4 million. Additionally $0.2 million is being held as security by Trinity Group. Refer note 33 for further details.

Individual Directors and executives compensation disclosures

Information regarding individual Directors and executives compensation is provided in the remuneration report section of the Directors' report.

Apart from the details disclosed in this note, no director has entered into a material contract with the Trust or Trinity Group since the end of the previous financial year and there were no material contracts involving Directors' interests existing at year end.

Equity and option holdings of key management personnel

Refer to the Remuneration Report for holdings and transactions of equity and options relating to key management personnel.

Note 30 Financial instruments

Financial instruments comprise cash and cash equivalents, trade and other receivable, available for sale financial assets, trade and other payables, interest bearing loans and borrowings, distributions payable and derivatives.

Credit risk

The carrying amount of Trinity Group's financial assets represents the maximum credit exposure. Trade receivables as disclosed below are generally aged on 30 day terms. Trinity Group's maximum exposure to credit risk prior to allowances for doubtful debt at the reporting date was:

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
Carrying amount	**2011 $'000**	**2010 $'000**	**2011 $'000**	**2010 $'000**
Cash and cash equivalents	6,878	28,558	2,644	25,662
Trade receivables	196	5,670	32	71
Other receivables	20	4,992	10	2,093
Recoverable project costs from project partners	-	23,141	-	-
Loans – other	405	1,372	336	246
Related entity loans	-	-	104,524	110,198
Distribution receivable	395	409	254	301

Impairment losses - trade receivables

As of 30 June 2011, no trade receivables were impaired and provided for (2010: certain trade receivables were impaired and provided for). An allowance for impairment loss is recognised when there is objective evidence that an individual trade receivable is impaired. The individually impaired receivables mainly relate to tenants who are in difficult economic situations.

The aging of these receivables is as follows:

1 month or less	-	32	-	30
2 to 3 months	-	-	-	-
4 months or more	-	4,076	-	8
	-	4,108	-	38
Movements in the allowance for impairment of trade receivables are as follows:				
Balance at 1 July	(4,108)	(2,265)	(38)	(2)
Allowance for impairment recognised during the year	-	(3,397)	-	(36)
Unused amounts reversed	1,583	-	7	-
Receivables written off during the year as uncollectible	1,554	1,554	31	-
Amounts transferred on disposal	971	-	-	-
Balance as at 30 June	-	(4,108)	-	(38)

The creation and release of the allowance for impaired trade receivables has been included in other expenses from continuing activities excluding finance costs in the Statement of Comprehensive Income. Amounts charged to the allowance account are generally written off when there is no expectation of recovering additional cash.

The balance of trade receivables at reporting date was:				
1 month or less	59	360	18	26
2 to 3 months	27	14	2	5
4 months or more	110	1,188	12	2
	196	1,562	32	33

As at 30 June 2011, certain trade receivables were past due but not impaired. These relate to a number of tenants who have good debt history and are considered recoverable.

Note 30 Financial instruments (continued)

Impairment losses (continued)

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
The following receivables have also been impaired as at 30 June 2011:				
Recoverable project costs from project partners	-	23,141	-	-
Allowance for doubtful debts	-	(23,141)	-	-
	-	-	-	-
Other receivables	-	4,992	-	2,045
Allowance for doubtful debts	-	(1,939)	-	(1,577)
	-	3,053	-	468
Loans – other	-	1,372	-	-
Allowance for doubtful debts	-	(905)	-	-
	-	467	-	-
Group entity loans	-	-	104,524	110,198
Allowance for impairment	-	-	(75,584)	(57,420)
	-	-	28,940	52,778

For Group entity loans, an impairment loss of $18.1 million (2010: $10.1 million) has been recognised at 30 June 2011. Based on the underlying net asset value of the controlled entities it is not probable that the Trust will recover the full amount.

In the 2010 financial year a total impairment loss of $4.9 million in respect of recoverable project costs from project partners was recognised as management took the view that there were insufficient forecast profit share from remaining projects to offset against forecast losses. The disposal on 13 April 2011 of Trinity Development Group Pty Ltd to entities associated with Mr O'Rorke, together with a restructure of Trinity Land Group at around the same time, resulted in the guarantee to Trinity Land Group being released, and Trinity Development Group Pty Ltd's right of recovery from project partners no longer being held by Trinity Group.

In the 2010 financial year an impairment loss of $1.6 million in respect of other receivables was recognised due to financial difficulties being experienced by these debtors. Of the remaining balance of $3.0 million a further $1.4 million was written off during the 2011 financial year and the balance of $1.6 million was received.

In the 2010 financial year an impairment loss of $0.02 million in respect of other loans relating to project partners was recognised as management took the view that there were insufficient forecast profit share from remaining projects to offset against these loans. The disposal on 13 April 2011 of Trinity Development Group Pty Ltd to entities associated with Mr O'Rorke, resulted in Trinity Group's right of recovery from project partners of the remaining balance no longer being held by Trinity Group.

All receivables with the exception of those mentioned above do not contain impaired assets and are not past due. The majority of the other balances will be received within 2-3 months.

Liquidity risk

The following are the contractual maturities of financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The following table reflects all contractual maturities of financial liabilities including principal and estimated interest cash flows calculated based on conditions existing at balance date. The amounts disclosed in the table are the contractual undiscounted cash flows.

Trinity Group's Australian facilities with their primary financier NAB were extended to 30 April 2013 subsequent to balance date.

Note 30 Financial instruments (continued)

Contractual Maturities

Trinity Group Consolidated 30 June 2011 Non derivative financial liabilities	Carrying amount $'000	Contractual cash flows $'000	Less than 6 months $'000	6-12 months $'000	1-2 years $'000	2-5 years $'000
Interest bearing liabilities						
Fixed rate – current	28,854	29,505	19,245	10,260	-	-
Variable rate – current	59,903	63,380	2,086	61,294	-	-
Trade and other payables	2,470	2,470	2,192	109	23	146
Derivative financial instruments						
Interest rate swaps	329	295	158	98	39	-
Trinity Group Consolidated 30 June 2010						
Non derivative financial liabilities						
Interest bearing liabilities						
Fixed rate – non current	37,791	40,298	940	940	38,418	-
Fixed rate – current	18,169	18,464	220	18,243	-	-
Variable rate – non current	73,855	80,485	2,486	2,486	75,513	-
Variable rate – current	19,162	19,228	19,228	-	-	-
Trade and other payables	7,560	7,560	6,755	135	469	201
Derivative financial instruments						
Interest rate swaps	1,707	1,711	559	511	539	103

Trinity Stapled Trust Consolidated 30 June 2011 Non derivative financial liabilities	Carrying amount $'000	Contractual cash flows $'000	Less than 6 months $'000	6-12 months $'000	1-2 years $'000	2-5 years $'000
Interest bearing liabilities						
Fixed rate – current	10,000	10,650	390	10,260	-	-
Variable rate – current	48,243	50,924	1,609	49,315	-	-
Trade and other payables	870	870	667	42	22	139
Derivative financial instruments						
Interest rate swaps	329	295	158	98	39	-
Trinity Stapled Trust Consolidated 30 June 2010						
Non derivative financial liabilities						
Interest bearing liabilities						
Fixed rate – non current	20,000	22,507	940	940	20,627	-
Fixed rate – current	18,169	18,464	220	18,243	-	-
Variable rate – non current	62,195	67,627	2,037	2,037	63,553	-
Variable rate – current	19,162	19,228	19,228	-	-	-
Trade and other payables	5,792	5,792	5,296	-	294	201
Derivative financial instruments						
Interest rate swaps	1,707	1,711	559	511	539	103

Note 30 Financial instruments (continued)

Market risk

Market risk is defined as "the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices" and includes interest rate risk and foreign exchange rate risks. All financial instruments are subject to market risk; however, the required market risk quantitative disclosures are restricted to the sensitivity of profit and loss and equity to changes in market risks. The following disclosures therefore focus on accounting (as opposed to economic) sensitivity and exclude interest rate risk arising on fixed rate financial loans and receivables.

Interest rates over the twelve month period were analysed and sensitivities determined to show the effect on profit if the interest rates at reporting date had been 50 basis points higher or lower with all other variables held constant. The level of sensitivity was considered reasonable given the current level of both short term and long term Australian interest rates. The following sensitivity analysis is based on the interest rate risk exposures in existence at balance date on both financial liabilities and assets.

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 Net profit $'000	2010 Net profit $'000	2011 Net profit $'000	2010 Net profit $'000
Interest rates increase by 50bps	(265)	(322)	(228)	(278)
Interest rates decrease by 50bps	265	322	228	278

Fair values

The carrying values of Trinity Group's financial assets and financial liabilities approximate their fair values as at 30 June 2011.

Fair Value hierarchy

The following table analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

	Level 1	Level 2	Level 3	Total
2011:	$'000	$'000	$'000	$'000
Financial assets				
Available for sale financial assets	-	20,335	-	20,335
	-	20,335	-	20,335
Financial liabilities				
Derivative financial instruments	-	329	-	329
	-	329	-	329
2010:				
Financial assets				
Available for sale financial assets	-	26,794	-	26,794
	-	26,794	-	26,794
Financial liabilities				
Derivative financial instruments	-	1,706	-	1,706
	-	1,706	-	1,706

Note 31 Share based payments

Trinity Group has two employee stapled securities schemes. The Trinity Stapled Securities Plan was set up with the plan trustee being Trinity ESOP Pty Ltd, a wholly owned subsidiary of Trinity Limited.

Trinity Exempt Employee Stapled Securities Plan – under this plan all current full time and permanent part time employees with twelve months service were eligible to be allocated $1,000 worth of stapled securities. In the 2011 financial year no securities (2010: nil) were allotted under the scheme and no expense was recognised (2010: $nil).

Trinity Deferred Employee Stapled Securities Plan – under this plan full time or permanent part time employees are eligible to defer up to 100% of their potential short term incentive (STI) and elect the plan trustee acquire stapled securities to the same value. In the 2011 year no securities (2010: nil) were allotted and no expense was recognised (2010: $nil).

In the 2010 year, Trinity Group granted options to acquire stapled securities to key management personnel as part of their employment agreements. The terms and conditions of the grant are as follows:

Grant date/employees entitled	Number of instruments	Exercise price	Vesting conditions	Contractual life of options	Expiry date
Option grant to Chris Morton on 21 August 2009	4,750,000	18 cents	vested on 21 August 2009	5 years	30 June 2014

These options have been granted at no cost to the recipient and as at 30 June 2011 no options have been exercised. The value of the options granted was $0.2 million. All options are to be settled by the physical delivery of stapled securities.

The assumptions underlying the Black Scholes model used to value the fair value of the options granted and vested in the 2010 financial year are as follows:

2010	Fair value at grant date	Market share price	Expected volatility	Option life	Expected dividends	Risk free interest rate
Exercise price						
18 cents	$0.0464	$0.078	26.54%	1774 days	nil	5.43%

The market price used has been adjusted due to the escrow conditions attaching to the options.

The following table illustrates the number and movements in security options during the year:

	Number of options 2011	Weighted average exercise price 2011 $	Number of options 2010	Weighted average exercise price 2010 $
Outstanding at beginning of year	4,750,000	0.18	30,000,000	0.25
Granted during the year	-	-	4,750,000	0.18
Forfeited/expired during the year	-	-	(30,000,000)	(0.25)
Exercised during the year	-	-	-	-
Outstanding at year end	4,750,000	0.18	4,750,000	0.18

The weighted average remaining contractual life of options outstanding at 30 June 2011 was 3 years (2010: 4 years).

Note 32 Commitments for expenditure

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Capital expenditure contracted for but not capitalised in the financial statements				
Payable:				
- less than one year	-	4,544	-	-
- later than one year but less than five years	-	-	-	-
	-	4,544	-	-

The above related to the unpaid tranche 3 call on the Trinity Development Group units held by Trinity Holdings No 2 Pty Ltd. Interest of 10% per annum was being charged by Trinity Development Group on the unpaid calls and an expense of $0.3 million (2010: $0.4 million) has been recognised by Trinity Group for the 2011 financial year.

As part of the settlement with Mr O'Rorke and certain Project Partners on 13 April 2011, Trinity Holdings No 2 Pty Ltd's units in Trinity Development Group were cancelled. Trinity Holdings No 2 Pty Ltd's outstanding liability for tranche 3 and the associated accrued interest were extinguished on the cancellation of the units. The cancellation of the units, together with the accrued interest amounts, has been primarily accounted for through equity to reflect the nature of the settlement.

Operating lease commitments

Non-cancellable operating leases for rental of office premises contracted for but not capitalised in the financial statements.

Payable:				
- less than one year	55	175	-	-
- later than one year but less than five years	-	55	-	-
	55	230	-	-

Note 33 Events subsequent to balance date

On 30 June 2011 Trinity Group received net proceeds of $0.84 million from the settlement of two contracts of sale for apartments at Cumberland Lorne Resort. The net proceeds were applied to reduce Trinity Group interest bearing debt on 1 July 2011.

On 22 July 2011, Trust Company (Australia) Limited were appointed custodian of Trinity Stapled Trust by Trinity Investment Management Limited as Responsible Entity for the Trinity Stapled Trust, replacing Trinity Funds Management Limited in the role.

On 25 July 2011, 2.25 million TCQ securities, held by an entity associated with Benjamin McCarthy, the former CEO of Trinity Group, were sold on market in accordance with a Subscription Deed entered into with Mr McCarthy whilst employed with Trinity Group. The Subscription Deed required the proceeds of sale of the securities of $0.48 million to be paid to Trinity Group in full and final satisfaction of all obligations under the Deed. Upon sale of the securities, an amount of $0.17 million was paid to Mr McCarthy, being funds withheld by Trinity Group from prior year bonuses as security for the 2.25 million securities.

On 1 August 2011, Trinity Group sold to Lasalle Investment Management its 50% investment in Trinity Funds Management Limited (TFML), together with certain assets of Trinity Funds Management Services Pty Ltd for $9.25m plus net tangible assets. In addition to this sale, Lasalle Investment Management also purchased Trinity Group's direct holdings in Trinity Property Trust which were priced at the 30 June 2011 unit price and settled contemporaneously with the share and asset sale. Clarence Property Corporation Limited (Clarence), the co-owner of TFML also sold its 50% investment to Lasalle Investment Management together with its direct holdings in Trinity Property Trust. Both Trinity Group and Clarence have severally provided extensive vendor warranties and indemnities to Lasalle Investment Management in relation to the transaction.

Note 33 Events subsequent to balance date (continued)

Under the Securities Sale Agreement entered into between Clarence and Trinity Group on 19 May 2010 for the sale of 50% of TFML and Trinity Funds Management Services Pty Ltd, a contingent asset was recognised by Trinity Group representing further consideration of $1.0 million payable by Clarence contingent on subsequent events. One of the subsequent events relevant to this payment was the provision of a Litigation Indemnity to Clarence from Trinity Group in the event that Clarence suffered a loss in the value of its investment in TFML as a direct result of litigation commenced against the company relating to a cause of action that arose prior to 5 May 2010. Under the contract of sale of TFML to Lasalle Investment Management, both Trinity Group and Clarence provided extensive vendor warranties and indemnities to Lasalle Investment Management in relation to the transaction on a several basis. The Trinity Group Board reviewed the conditions relating to the $1.0 million contingent asset and determined that the provision of the Litigation Indemnity would expose Trinity Group to potential litigation risk which, without the indemnity being provided, would otherwise be borne by Clarence. A commercial settlement was subsequently reached with Clarence whereby $0.55 million was paid as full and final settlement without Trinity Group providing a Litigation Indemnity. The Board considered the settlement to be a superior result to otherwise providing the Litigation Indemnity. After transaction costs and incentive payments of $0.8 million made to senior employees of Trinity Funds Management Services Group, the net result for Trinity Group of the settlements with LaSalle Investment Management and Clarence will be a loss on sale of $0.2 million.

On 30 August 2011, NAB provided Trinity Group with a 12 month extension on their debt facilities, such that the expiry date of the facilities is now 30 April 2013 (previously 30 April 2012). The extension has been granted on substantially the same terms and conditions as the existing facility, with the exception of a reduction in the loan to value ratio covenant to 50% initially and 55% thereafter, and an increase in the interest cover ratio covenant from 1.35 times to 1.5 times.

Other than the matters discussed above, there have been no other significant events since balance date which may affect either the operations of the consolidated entity or the results of those operations or the state of affairs of the consolidated entity, which have not been disclosed already in this report.

Note 34 Contingent assets and liabilities

As at 30 June 2011 Trinity Group had a contingent asset being $1.0 million receivable representing further consideration in relation to the disposal of 50% of the Trinity Funds Management Limited and Trinity Funds Management Services Pty Ltd business. The $1.0 million was payable contingent on subsequent events and was secured by a fixed charge over Trinity Property Trust units owned by the purchaser. Refer to note 33 for further details of settlement of the contingent asset.

Note 35 Notes to the statement of cash flows

a. Cash and cash equivalents

	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Cash at bank and on hand	6,878	28,558	2,644	25,662

For the purpose of the statement of cash flows, cash includes cash on hand and at bank and short term deposits with an original maturity of three months or less.

As at 30 June 2011, the following funds are not available to Trinity Group to be used in its ordinary course of business:

- $0.9 million is being held by Trinity Investment Management Limited as security for its Australian Financial Services Licence.

b. Reconciliation of net profit for the year to net cash flows from operating activities

	Trinity Group Consolidated 2011 $'000	Trinity Group Consolidated 2010 $'000	Trinity Stapled Trust Consolidated 2011 $'000	Trinity Stapled Trust Consolidated 2010 $'000
Operating (loss)/profit after income tax	14,889	(50,332)	(5,997)	(36,713)
Non-cash items:				
Movement in allowance for doubtful debts	(688)	11,084	16,671	11,632
Fair value movement in investment properties	(3,365)	10,852	(3,365)	10,852
Fair value movement in derivative financial instruments	(756)	(598)	(738)	(1,446)
Amortisation expense	125	29	-	-
Depreciation expense	31	125	-	-
Loss on sale of property, plant and equipment	34	28	-	-
Impairment of intangible assets	409	-	-	-
Impairment of inventory	1,052	11,365	-	-
(Gain)/loss on sale of subsidiary	(8,481)	959	(8,481)	-
Gain on purchase	-	(1,572)	-	-
Loss on sale of equity accounted investments	-	7,858	-	7,858
Gain on disposal of available for sale financial assets	(4,127)	-	-	-
Gain on sale of inventory	(937)	-	-	-
Loss/(gain) on sale of investment properties	-	5.327	-	5,381
Share of (profit)/ loss of associated entity	(1,082)	3,599	-	428
Equity security based payment transactions	221	-	154	-
Amortised borrowing costs	135	2,178	135	387
Effects of exchange rate on foreign exchange items	824	(45)	824	(45)
Changes in assets and liabilities:				
(Increase)/decrease in income tax receivable	-	158	-	-
Net decrease/(increase) in deferred tax	-	-	-	-
(Increase)/decrease in trade and other receivables	1,284	(1,221)	1,059	1,903
Decrease/(increase) in other assets	(21)	17	(27)	(259)
Increase/(decrease) in trade and other payables	1,409	(2,890)	308	463
Increase in provisions	(5)	(2,549)	-	-
Net cash provided by /(used in) operating activities	951	(5,628)	543	441

Note 36 Net tangible assets

	Trinity Group Consolidated		Trinity Stapled Trust Consolidated	
	2011	2010	2011	2010
Net tangible assets $'000	58,271	45,328	80,464	90,064
Securities issued – '000	203,406	231,702	203,406	231,702
Net tangible asset backing (book value) per security ($)	0.286	0.196	0.396	0.389

Note 37 Parent entity information

	2011 $'000	2010 $'000	2011 $'000	2010 $'000
Information relating to Trinity Limited and Trinity Stapled Trust				
(a) Summary financial information				
Current assets	12,576	2,009	28,333	22,782
Total assets	13,797	22,280	120,793	156,749
Current liabilities	910	339	39,659	1,841
Total liabilities	62,863	61,481	40,030	64,662
Issued shares/units	44,248	44,329	259,532	259,781
Accumulated losses/deficiency	(93,236)	(83,930)	(178,797)	(169,218)
Asset revaluation reserve	(93)	6	136	(158)
Share based payment reserve	(51)	(50)	(262)	(262)
Executive share option reserve	66	444	154	1,944
Total equity	(49,066)	(39,201)	80,763	92,087
Loss of the parent entity	(11,986)	(9,759)	(11,523)	(34,118)
Total comprehensive loss of the parent entity	(12,085)	(9,753)	(11,229)	(34,276)

(b) Guarantees

Trinity Limited and Trinity Stapled Trust have guaranteed the debt facilities provided to Trinity Group by National Australia Bank. Subsequent to balance date, Trinity Limited and Trinity Stapled Trust have provided guarantees in relation to the extensive vendor warranties and indemnities provided to LaSalle Investment Management in relation to the sale of Trinity Funds Management Ltd, certain assets of the Trinity Funds Management Services Group and the Trinity Property Trust units.

(c) Contingent assets and liabilities

As at 30 June 2011 Trinity Limited has a contingent asset being $1.0 million receivable representing further consideration in relation to the disposal of 50% of the Trinity Funds Management Limited and Trinity Funds Management Services Pty Ltd business.

The $1.0 million is payable contingent on subsequent events and is secured by a fixed charge over Trinity Property Trust units owned by the purchaser. Refer to note 33 for further details.

Trinity Limited has no contingent liabilities.

Trinity Stapled Trust has no contingent assets or liabilities.

Directors' Declaration

The directors of Trinity Limited and Trinity Investment Management Limited as Responsible Entity for Trinity Stapled Trust declare that:

(a) In the Directors' opinion the financial statements and notes on pages 25 to 88, and the Remuneration Report in the Directors Report set out on pages 10 to 16, are in accordance with the *Corporations Act 2001*, including:

(i) Giving a true and fair view of Trinity Group's and the Trust's financial position as at 30 June 2011 and of their performance, for the financial year ended on that date; and

(ii) Complying with Australian Accounting Standards (including the Australian Accounting Interpretations); and *Corporations Regulations 2001.*

(b) The financial report also complies with International Financial Reporting Standards issued by the International Accounting Standards Board (IASB) as disclosed in Note 1; and

(c) There are reasonable grounds to believe that Trinity Group and the Trust will be able to pay their debts as and when they become due and payable.

The Directors have been given the declarations required by Section 295A of the *Corporations Act 2001* by the Chief Executive Officer and Chief Financial Officer for the financial year ended 30 June 2011.

Signed in accordance with resolutions of the Boards of Directors of Trinity Limited and Trinity Investment Management Limited.

Richard Friend
Non-Executive Director

Brett Heading
Chairman

Dated in Brisbane this 30th day of August 2011.

Auditor's Independence Declaration

PKF

Chartered Accountants
& Business Advisers

Lead auditor's independence declaration under Section 307C of the Corporations Act 2001

To: The Directors of Trinity Limited and the Directors of Trinity Investment Management Limited as responsible entity for Trinity Stapled Trust

I declare to the best of my knowledge and belief, in relation to the audits of Trinity Group and Trinity Stapled Trust for the financial year ended 30 June 2011, there have been:

- no contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the audits; and
- no contraventions of any applicable code of professional conduct in relation to the audits.

This declaration is in respect of Trinity Group which comprises both Trinity Limited and the entities it controlled during the financial year and Trinity Stapled Trust and the entities it controlled during the financial year.

PKF

PKF

K L Colyer

K L Colyer
Partner

Dated at Sydney this 30th day of August 2011

Tel: 61 7 3226 3555 | Fax: 61 7 3226 3500 | www.pkf.com.au
PKF | ABN 83 236 985 726
Level 6, 10 Eagle Street | Brisbane | Queensland 4000 | Australia
GPO Box 1078 | Brisbane | Queensland 4001

Chartered Accountants
& Business Advisers

INDEPENDENT AUDITOR’S REPORT
TO THE SECURITYHOLDERS OF TRINITY GROUP

Report on the Financial Report

Trinity Group (“Trinity Group”) comprises both Trinity Limited (“Parent Entity”) and the entities it controlled during the financial year, and Trinity Stapled Trust and the entities it controlled during the financial year (“the Trust”).

We have audited the accompanying financial report of Trinity Group, which comprises the statements of financial position as at 30 June 2011, the statements of comprehensive income, the statements of changes in equity and the statements of cash flows for the year then ended, notes comprising a summary of significant accounting policies, other explanatory information, and the directors’ declaration of both Trinity Limited and Trinity Investment Management Limited as Responsible Entity for Trinity Stapled Trust.

Directors’ Responsibility for the Financial Report

The directors of the Parent Entity and the directors of Trinity Investment Management Limited as Responsible Entity for Trinity Stapled Trust are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1(b), the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with *International Financial Reporting Standards.*

Auditor’s Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Tel: 61 7 3226 3555 | Fax: 61 7 3226 3500 | www.pkf.com.au
PKF | ABN 83 236 985 726
Level 6, 10 Eagle Street | Brisbane | Queensland 4000 | Australia
GPO Box 1078 | Brisbane | Queensland 4001

PKF

Chartered Accountants
& Business Advisers

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Opinion

In our opinion:

(a) the financial report of Trinity Group is in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the Trinity Group's and the Trust's financial position as at 30 June 2011 and of their performance for the year ended on that date; and

(ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*; and

(b) the consolidated financial report also complies with *International Financial Reporting Standards* as disclosed in Note 1(b).

Report on the Remuneration Report

We have audited the Remuneration Report included on page 10 to 16 of the directors' report for the year ended 30 June 2011. The directors of the Parent Entity and the directors of Trinity Investment Management Limited as Responsible Entity for Trinity Stapled Trust are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.

Opinion

In our opinion, the Remuneration Report of Trinity Group for the year ended 30 June 2011, complies with section 300A of the *Corporations Act 2001*.

PKF

PKF

K.L. Colyer

K L Colyer
Partner

Dated at Sydney this 30th day of August 2011

Securityholder Information

Additional information required by the Australian Securities Exchange (ASX) and not disclosed elsewhere in this report is set out below, as at 31 August 2011.

Securityholders

The names of the 20 largest holders of quoted equity securities are listed below:

Securityholder	Number of Stapled Securities Held	Percentage of Issued Stapled Securities
Cogent Nominees Pty Limited (SMP Accounts)	32,479,514	15.97%
Kingsley Developments Pty Ltd	22,118,029	10.87%
Lochinvar Pastoral Company Pty Ltd (CA Morton Super Fund A/C)	17,161,769	8.44%
mCap Pty Ltd (The Frandola Family A/C)	17,119,113	8.42%
McNeil Nominees Pty Limited	12,000,000	5.90%
RBC Dexia Investor Services Australia Nominees Pty Limited (APN A/C)	10,198,355	5.01%
Sir John Pidgeon	9,000,000	4.42%
Radiata Investments Pty Ltd (Rudie Sypkes Family A/C)	3,416,427	1.68%
Sak Superannuation Pty Ltd (The King Super Fund A/C)	3,348,372	1.65%
UBS Wealth Management Australia Nominees Pty Ltd	3,044,587	1.50%
HSBC Custody Nominees (Australia) Limited	2,885,215	1.42%
CVC Limited	2,352,339	1.16%
Sanberg Pty Ltd (Clarence Super Fund A/C)	2,080,000	1.02%
ABN Amro Clearing Sydney Nominees Pty Ltd (Custodian A/C)	2,000,006	0.98%
Bond Street Custodians Limited (DYJ-V12740 A/C)	1,500,000	0.74%
Berne No 132 Nominees Pty Ltd (52293 A/C)	1,500,000	0.74%
Sak Superannuation Pty Ltd	1,416,490	0.70%
Norfolk Enchants Pty Ltd (Trojan Retirement Fund A/C)	1,383,943	0.68%
Mr John Louis Van Laar	1,380,014	0.68%
Worldwide Finances Holding Pty Limited	1,372,325	0.67%
Arras Pty Ltd & 50 Long Pty Ltd (Arras & Edward Street A/C)	1,000,000	0.49%
J J N A Super Pty Ltd (Chatterton Family Super A/C)	1,000,000	0.49%

Distribution of Equity Securities

Analysis of numbers of equity securityholders by size of holding:

Range	Number of Holders	Number of Stapled Securities
1 – 1,000	142	51,911
1,001 – 5,000	282	890,814
5,001 – 10,000	266	2,146,216
10,001 – 100,000	726	23,298,959
100,001 and over	123	177,018,027
TOTAL	1,539	203,405,927

The number of securityholders holding less than a marketable parcel is 238.

Securityholder Information (continued)

Substantial Securityholders

The names of substantial securityholders who have notified the company in accordance with Part 6C.1 of the *Corporations Act 2001* as at 31 August 2011 are:

Holder	No.	Percentage
AMP Capital Investors	35,223,934	17.32%
mCap Pty Ltd and associated entities	34,280,882	16.85%
Kingsley Developments Pty and associated entities	31,118,029	15.29%
Siblow Pty Ltd	10,627,791	5.23%
APN Property Group Limited and associated entities	10,198,355	5.01%

Unquoted Options

Name	Number	Exercise Price	Expiry Date	Escrow Period
Christopher Morton	4,750,000	18c	30 June 2014	-

Additional Securityholders Information

Key Reporting Deadlines:

Lodgement of Appendix 4E Full Financial Results with ASX	31 August 2011
Lodgement of the Annual Report with ASX	30 September 2011

Registry

Securityholders who have any queries or questions regarding their holding should contact Trinity's Registrar:
Link Market Services Limited
P: 1300 554 474 (in Australia) or +61 2 8280 7454 (from overseas)
F: +61 2 9287 0303
E: registrars@linkmarketservices.com.au
www.investorcentre.linkmarketservices.com.au
Level 15, 324 Queen Street
Brisbane QLD 4000

Locked Bag A14
Sydney South NSW 1235 Australia

All securityholder forms are available from Link Market Services or can be downloaded from the Link Market Services website http://www.linkmarketservices.com.au/corporate/InvestorServices/Forms.html

All forms should be submitted directly to Link Market Services.

Electronic Securityholder Communications

Trinity makes the Annual Report and Half Year Report available on the website at www.trinity.com.au and provides hard copy reports only to those securityholders who elect to receive them in that form. Trinity notifies all other securityholders on how to access the reports online.

Security Price

The security price can the obtained at either:

The ASX website: **www.asx.com.au** and by keying in Trinity's ASX Code: TCQ; or
Trinity's website: **www.trinity.com.au**

Corporate Directory

Company Name

Trinity Limited

Level 1, 88 Creek Street
Brisbane QLD 4000

Tel: +61 7 3370 4800
Fax: +61 7 3041 6125

Responsible Entity

Trinity Investment Management Limited

Level 1, 88 Creek Street
Brisbane QLD 4000

Tel: +61 7 3370 4800
Fax: +61 7 3041 6125

Registrar

Link Market Services Limited

Level 15, 324 Queen Street
Brisbane QLD 4000

Tel: 1300 554 474
Fax: +61 2 9287 0303

Auditor

PKF Chartered Accountants

Level 6, 10 Eagle Street
Brisbane QLD 4000

Tel: +61 7 3226 3555
Fax: +61 7 3226 3500

Lawyers

McCullough Robertson

Level 11, 66 Eagle Street
Brisbane QLD 4000

Tel: +61 7 3233 8888
Fax: +61 7 3229 9949

Gadens Lawyers

Level 25, 240 Queen Street
Brisbane QLD 4000

Tel: +61 7 3231 1666
Fax: +61 7 3229 5850

Norton Rose

175 Eagle Street
Brisbane QLD 4000

Tel: +61 7 3414 2888
Fax: +61 7 3414 2999

TRINITY GROUP
Level 1, 88 Creek Street, Brisbane QLD 4000
T: +61 7 3370 4800 F: +61 7 3041 6125
E: info@trinitylimited.com.au

www.trinity.com.au

Trinity Limited ACN 110 831 288
Trinity Investment Management Limited ACN 137 565 149
Trinity Stapled Trust ARSN 111 389 596