



ANNUAL REPORT | 2013



property·investment·knowledge

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ABOUT TRINITY

Trinity Group (ASX: TCQ) is a stapled ASX listed Australian Real Estate Investment Trust (A-REIT). Trinity's core business is direct real estate investment and funds management.

Trinity Group comprises Trinity Stapled Trust (Trust) and Trinity Limited (Company). Each fully paid unit in the Trust is stapled to one fully paid share in the Company and can only be dealt with as a stapled security.

Trinity currently owns and manages a diversified portfolio of Australian property assets and does not undertake property development. Trinity Stapled Trust is an internally managed investment scheme. The responsible entity, Trinity Investment Management Limited, is a wholly owned subsidiary of Trinity Limited.

Trinity's Board and management have a wide variety of skills and experience in areas that are critical to the successful management of Trinity Group's core business activities including real estate investment, finance, funds and asset management and corporate governance.

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 securityholders.

RESULTS AT A GLANCE

KEY FINANCIAL INFORMATION

	30 JUNE 2013	30 JUNE 2012
Net Tangible Assets (NTA) (cents per security)	35.0*	38.4
Closing Share Price (cents per security)	25.0*	25.5
Net Assets (\$'000)	52.4	76.3
Balance Sheet Gearing Ratio (%)	29.4	19.1
Property Loan to Value Ratio (LVR) (%)	50.3	47.6
Securities on Issue ('000)	149.6	197.2

* After 3 cents per security capital distribution

SUMMARY OF FINANCIAL RESULTS

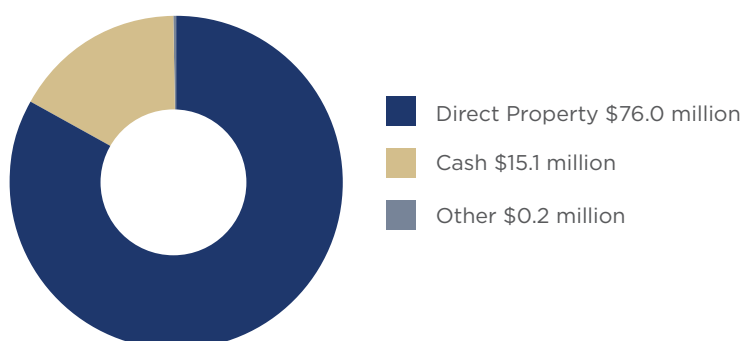
	30 JUNE 2013	30 JUNE 2012
Revenue and other income (\$'000)	19,484	36,547
Net profit/(loss) (\$'000)	(4,432)	18,725
Basic EPS (cents)	(2.6)	9.5
Diluted EPS (cents)	(2.6)	9.5
Distribution (cents per security)	3.0*	-

* Capital distribution

KEY BUSINESS HIGHLIGHTS

- \$15 million off-market buyback approved by securityholders and completed in December 2012
- 15 Compark Circuit, Mulgrave, Victoria sale settled 5 April 2013
- Cumberland Lorne Resort asset sale completed 30 April 2013
- 3.0 cents per security capital distribution paid to securityholders on 7 June 2013
- On-market buyback approved by securityholders and commenced in July 2013

TRINITY ASSET SUMMARY AS AT 30 JUNE 2013



CHAIRMAN'S REPORT



On behalf of the Board, I am pleased to present Trinity Group's 2013 Annual Report.

The focus for the 2013 financial year has been the execution of the Group's strategy, announced in March 2012, which included the implementation of capital management initiatives to return surplus funds to securityholders and continued value enhancement of Trinity's property assets for the period to 30 June 2014.

In December 2012, Trinity completed its first major capital management initiative being a \$15 million off-market buyback at 31 cents per security. Due to the high number of securities tendered by securityholders, a pro rata scale back of approximately 52% of the securities tendered were bought back.

Following the sale of 15 Compark Circuit, Mulgrave in April 2013, the Board committed a further \$10 million for capital management initiatives. The independent directors determined that the preferred method of returning the remaining surplus funds was a 3.0 cents per security capital distribution (which was paid on 7 June 2013) and an on-market buyback which commenced in July 2013.

Trinity's financial year has produced mixed results. The reported net loss primarily reflects the Board's decision to write down the value of the Group's investment at the Cumberland Lorne Resort, Victoria as at 31 December 2012 and the decision to market and sell this property as a one-line sale. The sales campaign resulted in the conference centre, management rights and 23 of the 40 apartments (owned by Trinity) being sold to one purchaser.

This was an important outcome for the Group, as the Board, after having considered a range of strategies for Trinity's assets in the resort, determined that the sale produced the best net present value outcome for securityholders. Furthermore, the resort was considered to be a non-core asset due to its sector, the management expertise required to operate the associated resort management business and the relatively low income yield it delivered to the Group.

Having now largely completed the business rationalisation, asset sales and capital management program we believe we have now achieved a stable foundation for Trinity. The Board will make an announcement in respect of Trinity's future direction by the end of September 2013.

At this time, I acknowledge and thank my fellow directors, Chris Morton and Richard Friend for their contribution during the past financial year. I also thank our financier National Australia Bank for again working closely with us.

Most importantly, on behalf of the Board of Directors, I take this opportunity to thank our securityholders for their support throughout this past year and for their strong approval for the implementation of our capital management initiatives. We look forward to further positive engagement with our securityholders and to delivering positive results in 2014.

A handwritten signature in black ink that reads "Brett Heading". The signature is written in a cursive, flowing style.

Brett Heading
Chairman

CHIEF EXECUTIVE OFFICER'S REPORT



Trinity's priorities for the 2013 financial year have been the continued execution of the Group's strategy including the sale of non-core real estate assets and capital management initiatives.

Two property sales totalling \$16.8 million have occurred as well as \$19.5 million in capital management initiatives (excluding the on-market buyback which commenced in July 2013) during the financial year. These transactions enabled us to meet our objective prior to the stated end date of 30 June 2014. To achieve this, it was necessary for a number of key decisions to be made in relation to asset sales, particularly Cumberland Lorne Resort.

These decisions are reflected in this year's results for the Group. The net loss of \$4.4 million can primarily be attributed to the write down in value and sale of Trinity's investment in assets at Cumberland Lorne Resort.

Comparatively, the Group reported a net profit of \$18.7 million in the 2012 financial year which included a one-off gain of \$18.4 million from the release of the mezzanine debt facility provided to San Remo Project Pty Ltd (a subsidiary of Trinity Limited).

Positively, the proceeds from these property sales have strengthened Trinity's balance sheet with debt of approximately \$8.5 million being retired during the year, reducing the Group's debt facilities to \$37.6 million. Trinity's balance sheet gearing remains low at 29.4%. Trinity's loan to value ratio was 50.3% at 30 June 2013 compared to a base covenant of 50.8%. 16.5% of the Group's assets comprise cash at 30 June 2013.

Trinity's NTA per security decreased during the year from 38.4 to 35 cents at year end. The 3.4 cent decrease in NTA is attributable to the capital management initiatives implemented including the 3 cents per security capital distribution paid to securityholders, the write down and the consequent loss associated with the sale of Cumberland Lorne Resort assets and the net movement in property values as well as trading results for the period.

Trinity's closing price on the ASX as at 30 June 2013 was 25 cents and based on this price, the Group is trading at a discount to NTA of 28.6%. Comparatively, this discount is less than the closing discount to NTA for the 2012 financial year which was 33.6%. Clearly, the challenge for the Board is now to materially reduce that discount.

During the 2013 financial year given its current size and structure, Trinity has sought to reduce its overheads. The Board has identified and implemented initiatives to reduce overheads including executive and director remuneration, committee costs and insurance premiums.

Trinity's property portfolio has been further rationalised over the past 12 months and now consists of 5 property assets. We acknowledge there remain some issues within the portfolio particularly with the leasing and potential sale of 13 Compark Circuit. We will remain focussed on achieving a positive outcome for this property either by way of leasing and/or sale. We are also optimistic that a reasonable level of sales of the remaining apartments at the Cumberland Lorne Resort will be achieved during the next 2 years without any further loss to the book values of these apartments.

From a valuation perspective, the balance of the property portfolio remains steady as evidenced by the 2013 property valuations. Both the Trinity Place, Brisbane and Yamaha Centre, Murrarie properties had a small increase in their valuation from the previous year. Further details of the property portfolio, leasing and refurbishment activities at each of the properties are contained in pages 6 to 9 of this report.

During the 2014 financial year, we will continue to proactively manage the property portfolio to maximise securityholder return.

Chris Morton
Deputy Chairman / CEO

PROPERTY PORTFOLIO

AS AT 30 JUNE 2013

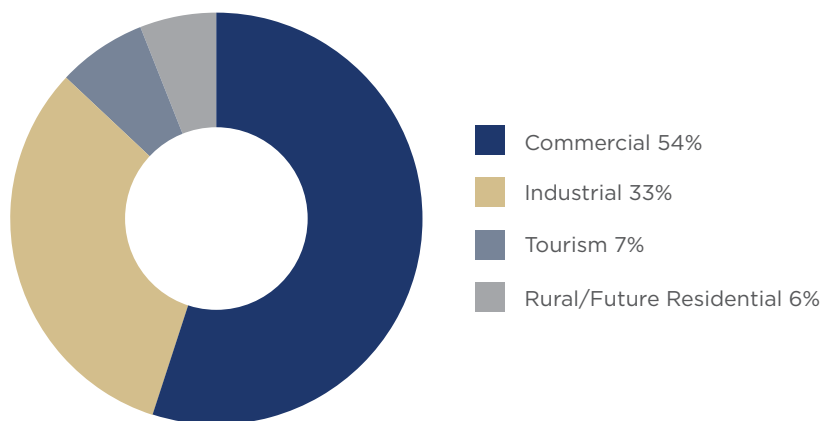
PROPERTY	LOCATION	SECTOR	NLA* (m ²)	WALE# (YEARS)	BOOK VALUE (\$M)	CAPITALISATION RATE
308 Queen Street / 88 Creek Street, Brisbane	QLD	Commercial	4,554	2.71	33.2**	9.0%
Yamaha Centre, Rivergate Place, Murrarie	QLD	Industrial	11,558	9.87	24.5	7.75%
13 Compark Circuit, Mulgrave	VIC	Commercial	2,956	nil	6.9	9.25%
Cumberland Lorne Resort, Lorne	VIC	Tourism	n/a	nil	5.2	n/a
San Remo Site, San Remo	VIC	Rural/Future Residential	n/a	nil	4.8	n/a

* Net lettable area

Weighted average lease expiry

** Excludes the value of Transferrable Site Areas (TSA's) held for sale

DIVERSIFICATION BY SECTOR



PROPERTY UPDATE

Trinity Place, 308 Queen/ 88 Creek Streets, Brisbane

Trinity Place is Trinity's headquarters and flagship asset and is located at 308 Queen Street/88 Creek Street, Brisbane.

There has been considerable attention focussed on this property during the year and we continued to improve the revenue sustainability of the property.

During the year, a number of leases in the retail precinct were finalised as well as the commencement of a capital works program designed to enhance the future lettable area of the property.

Pleasingly, we can report that all except one of the ground floor retail tenancies in the Tower have been leased. One small vacancy of approximately 29m² remains. However, we are confident that we will secure a tenant for this area soon.

To secure the new tenancies, it has been necessary to reconfigure the ground floor to accommodate multiple retail tenancies, construct amenities and update the building foyer. The Creek Street entrance now incorporates a new 110m² (approx.) Italian espresso bar and cafe.

The remaining new tenancies are food based retailers and have good frontage onto Gresham Lane which runs between Queen and Adelaide Streets, Brisbane. This is a popular area for surrounding workers and supports the laneway initiative of the Brisbane City Council. The repositioning of the retail component of this property has been an ongoing project for the past 2 years and has enhanced the property in terms of value and appeal for future tenants.

In June 2013, a lease was entered into for a 139m² tenancy located within the heritage retail space at 308 Queen Street. The tenancy will be operated by experienced lessees as an upmarket CBD bar called The Gresham Bar. The lease is for a 10 year term. Major fitout works, in keeping with the heritage nature of this property, are currently being completed by the lessee with the bar due to open during October 2013.

The property remains well tenanted with total occupancy, as at 30 June 2013, at approximately 91%. The vacancy is mainly in the office accommodation of the building. The office components of this property (particularly those that are part of 88 Creek Street) will be a focus in the 2015/2016 period as we believe the vacancy rate for the Brisbane CBD office market will move toward historical highs.

Fortunately, the smaller heritage suites may prove attractive to smaller consultancy style practices as government and larger corporates look to downsize their middle management and employ consultants.

Yamaha Centre, Murrarie

The Yamaha Centre is a passive property investment which provides stable net income for the Group. It is 100% let to Yamaha Motor Australia Pty Ltd until 2023.

Trinity had previously announced that this property may be offered for sale to fund the recent capital management initiatives. There is currently no intention or need to sell this property.

13 Compark Circuit, Mulgrave

This property (a two level office building of 2,956m² net lettable area) was originally one of two similar buildings situated on a single title. In late 2012, Trinity subdivided the property and subsequently marketed both buildings for sale. Agreement for sale was reached for 15 Compark Circuit. However, no vendor acceptable offer was received for 13 Compark Circuit and the property continues to be available for sale. The property is relatively new and presents well. However, this particular property market has been experiencing poor tenant and investor demand for the last few years.

The building is currently vacant and the leasing of it remains a challenge for the Group due to slow tenant demand for properties in what is considered a secondary suburban Melbourne location that has historically underperformed.

Cumberland Lorne Resort

Following the one-line sale of the vast majority of Trinity's interest in Cumberland Lorne Resort in April 2013, as at 30 June 2013, the Group continued to own 15 of the 102 apartments in the resort. The apartments owned by Trinity comprise a penthouse and a mix of one and two bedroom apartments. These remaining apartments are being marketed for sale individually with the sales process expected to take up to two years. Due to the property's location and appeal, sales and marketing efforts are focussed on the summer periods. Early indication of a recent uplift in the Melbourne residential market together with a low interest rate environment is viewed as a positive for the realisation of the remaining individual apartments.

San Remo Site

The residential rezoning for the land located at San Remo, Victoria is still being pursued. This 120 hectare site is currently zoned rural. Following the election of a new Bass Coast Council in 2012, discussions commenced with the new Council. We remain optimistic of a successful outcome which we believe has the capacity to deliver improved value to securityholders which would materially exceed consultancy costs associated with the town planning processes involved in the rezoning. However, there is no guarantee that this will be achieved.

PROPERTY SALES

15 Compark Circuit, Mulgrave

Following an extensive sales campaign in late 2012, 15 Compark Circuit, Mulgrave was sold to a Melbourne based private investor for \$7.7 million which was in line with book value at the time. The property was fully tenanted at the time of sale. The sale settled in April 2013 with the proceeds from the sale being used for debt reduction as well as Trinity's capital distribution and the on-market buyback which commenced in July 2013.

Cumberland Lorne Resort

A sales campaign for the sale of this asset in one-line was commenced in October 2012.

A soft refurbishment of Trinity's assets within the resort (i.e. apartments and conference centre) occurred prior to the commencement of the sales campaign to enhance purchaser appeal.

In April 2013, Trinity announced the settlement of the sale of a significant portion of its investment at Cumberland Lorne Resort in Lorne, Victoria, for \$9.1 million.

The transaction included the sale of 23 apartments, the conference centre, the resort manager's apartment and the management company which owns the management rights for the Cumberland Lorne Resort.

At that time, the settlement of two individual apartments was also announced as well as an unconditional contract of sale for a penthouse apartment which will settle in November 2013.

As at 31 December 2012, the book value of the resort had been written down by \$3.1 million when the Board felt that it had become apparent during the sales process that the resort assets were overvalued based on market conditions and Trinity's strategy to sell these assets in a one-line sale at that time. At 30 June 2013, there was a reversal of \$1.0 million of this write down which reflects Trinity's revised plan for Lorne which is to sell the remaining 15 apartments individually and not in one-line.

Most of the net proceeds from the sale of the Cumberland Lorne Resort assets were applied to Trinity's debt facilities with National Australia Bank Limited.

FUNDS MANAGEMENT

Trinity Investment Management Limited, the responsible entity for Trinity Stapled Trust, is a wholly owned subsidiary of Trinity Limited. Trinity Investment Management Limited is also the trustee for Trinity Prime Industrial Trust, an unlisted property investment scheme wholly owned by Trinity Stapled Trust. Trinity Prime Industrial Trust's sole property asset is the Yamaha Centre property.

Trinity Investment Management Limited, in its capacity as responsible entity and trustee, manages the operations of both of these Trusts.



PROPERTY PROFILES

TRINITY PLACE



Trinity Place is a commercial complex comprising two interconnecting buildings, one being a heritage building and the other a modern office building. The Heritage listed, 3 level commercial building known as the Chambers provides retail (banking chamber and upmarket bar) and heritage office suite accommodation. Adjoining the Chambers is a modern, 7 level commercial office building, known as the Tower. The Tower offers modern office accommodation and a ground floor retail precinct. Trinity Place is situated on the north western side of the intersection of Queen and Creek Streets, Brisbane, approximately 50 metres north of the Brisbane GPO.

Location:	308 Queen Street / 88 Creek Street, Brisbane, Qld
Sector:	Commercial
Ownership:	Trinity Stapled Trust
Acquisition Date:	December 2006
Book Value (30 June 2013):	\$33.2 million (excludes Transferrable Site Areas held for sale)
Capitalisation Rate:	9.0%
Net Lettable Area:	3,568m ² office 986m ² retail
Vacancy (by area):	8.8%
Weighted Av. Lease Expiry:	2.71 years
Major Tenants:	National Australia Bank, NextDC Limited

YAMAHA CENTRE



This property is located at the Rivergate Marina precinct at Murrarie, approximately 13 kilometres east of the Brisbane CBD. The property comprises a modern two level office component and a high bay warehouse facility.

Location:	Rivergate Place, Murrarie, Qld
Sector:	Industrial
Ownership:	Trinity Stapled Trust
Acquisition Date:	February 2007
Book Value (30 June 2013):	\$24.5 million
Capitalisation Rate:	7.75%
Net Lettable Area:	11,558m ²
Vacancy (by area):	Nil
Weighted Av. Lease Expiry:	9.87 years
Major Tenants:	Yamaha Motor Australia Pty Ltd

COMPARK CIRCUIT



13 Compark Circuit comprises a 2 level office building which was completed in 2006. The building provides modern office accommodation over two levels. The building is located in an established hi-tech business park in Mulgrave, 21 kilometres from the Melbourne CBD.

Location:

13 Compark Circuit, Mulgrave, Vic

Sector:

Commercial

Ownership:

Trinity Stapled Trust

Acquisition Date:

January 2005

Book Value (30 June 2013):

\$6.9 million

Capitalisation Rate:

9.25%

Net Lettable Area:

2,956m²

Vacancy (by area):

100%

Weighted Av. Lease Expiry:

Nil

Major Tenants:

-

CUMBERLAND LORNE RESORT



Cumberland Lorne Resort is a 102 apartment, 4 star rated resort located at Lorne, a coastal township approximately 138 kilometres south west of the Melbourne CBD. Trinity now only owns 15 of these apartments. The resort's accommodation includes a mix of one and two bedroom apartments as well as 12 penthouses. The resort facilities include a conference centre, restaurant, cafe, indoor pool, spa treatment facility, tennis courts, squash court, gymnasium, landscaped gardens and barbecue areas.

Location:

148 - 174 Mountjoy Parade, Lorne, Vic

Sector:

Tourism

Ownership:

Trinity Limited

Acquisition Date:

July 2009

Book Value (30 June 2013):

\$5.2 million

Capitalisation Rate:

n/a

No. of Apartments Owned:

15 individual apartments

SAN REMO SITE



The property is located on the eastern fringe of the township of San Remo (approximately 120 kilometres from Melbourne) which is adjacent to Phillip Island. The southern portion of the site has spectacular coastal views and the northern portion features views over Westernport Bay. The property forms part of the Bass Coast Shire municipal area and is currently zoned "Farming Zone" under the Bass Coast Planning Scheme. Trinity is actively pursuing the rezoning of the land so that it can be used for residential and tourism purposes.

Location:

140 Punchbowl Road, San Remo, Vic

Sector:

Rural/future residential

Ownership:

Trinity Limited

Acquisition Date:

November 2006

Capitalisation Rate:

n/a

Book Value (30 June 2013):

\$4.8 million

Site Area:

120.8 hectares

BOARD OF DIRECTORS AND EXECUTIVE MANAGEMENT



BRETT HEADING

BCOM LLB (HONS) FAICD

CHAIRMAN AND NON-EXECUTIVE INDEPENDENT DIRECTOR

Mr Brett Heading has been Chairman since his appointment to the Trinity Group Board on 21 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. 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.

Mr Heading is a member of Trinity's Audit Committee (appointed 1 December 2009).

Other current directorships:

ERM Power Limited, Invion Limited (formerly CBio Limited) and Tenement to Terminal Limited.

Other former directorships in listed companies within the last three years:

ChemGenex Pharmaceuticals Limited (appointed July 2002 - resigned 22 July 2011)



CHRISTOPHER MORTON

BCOM LLB LLM MAICD

DEPUTY CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr Chris Morton was appointed to the Trinity Group Board on 21 August 2009. He was appointed Chief Executive Officer on 24 September 2012.

Mr Morton has over 25 years' experience in the areas of property law, investment and funds management 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, Mr Morton founded and was Managing Director of Property Funds Australia Limited (PFA), a specialist property funds management company and responsible entity for the Australian exchange listed, PFA Diversified Property Trust. PFA was acquired by the Mirvac Group in October 2007.

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

Mr Morton is a member of Trinity's Compliance Committee (appointed 1 December 2009).

Other directorships in listed companies within the last three years: nil



RICHARD FRIEND

BCOM LLB (HONS) LLM

NON-EXECUTIVE INDEPENDENT DIRECTOR

Mr Richard Friend was appointed to the Trinity Group Board on 25 September 2007.

Mr Friend currently runs his own consulting company, which provides specialist advice and general business consulting. Mr Friend was formerly Head of Tax at Ernst & Young Brisbane and served on the Board of Partners of Ernst & Young Australia from 2002 until 2005.

Mr Friend is Chairman of Trinity's Audit Committee (appointed 1 December 2009) and a member of the Compliance Committee (appointed 1 July 2012).

Other directorships in listed companies within the last three years: nil



JANITA ROBBA

BCOM LLB CA

COMPANY SECRETARY AND CHIEF FINANCIAL OFFICER

Mrs Janita Robba was appointed Trinity Group's Company Secretary and Chief Financial Officer on 17 January 2013.

Mrs Robba has extensive experience working in executive and finance roles within Australia. Her experience includes working across funds management, professional services and travel. Mrs Robba has worked for a number of listed and unlisted companies including Trinity Group (prior to her current period of employment), Flight Centre Limited and Ernst & Young. Mrs Robba is a Chartered Accountant.

Mrs Laura Fanning was Company Secretary prior to 17 January 2013 at which time she resigned from the role to take maternity leave.



CONCISE FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2013

TRINITY GROUP

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

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The concise financial statements are an extract from the full financial statements of Trinity Group. The financial statements and specific disclosures included in the concise financial statements have been derived from the full financial statements of Trinity Group, and cannot be expected to provide as full an understanding of financial performance, financial position, financing and investing activities of Trinity Group as the full financial statements.

Further financial information can be obtained from Trinity Group's full financial statements, a copy of which, together with a copy of the independent audit report, is available free of charge on request and can be accessed on Trinity Group's website at www.trinity.com.au.

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 2013 and the auditor's report thereon.

TRINITY GROUP

The stapled securities of Trinity Group are quoted on the Australian Securities Exchange ("ASX") under the code TCQ and comprise of one fully paid unit in Trinity Stapled Trust and one fully paid share in Trinity Limited. Each unit and share is stapled together and cannot be traded 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.

Trinity Limited has been deemed the parent entity of Trinity Stapled Trust under Accounting Standards and the financial report is prepared on this basis.

Trinity Investment Management Limited, a controlled entity of Trinity Limited, was appointed the Responsible Entity for Trinity Stapled Trust on 26 February 2010.

DIRECTORS

TRINITY LIMITED

The Directors of Trinity Limited in office during the financial year and until the date of this report are:

Mr Brett Heading	Independent Chairman	Appointed 21 August 2009
Mr Richard Friend	Independent Non-Executive Director	Appointed 25 September 2007
Mr Christopher Morton	Executive Director and Deputy Chairman	Appointed 21 August 2009

TRINITY INVESTMENT MANAGEMENT LIMITED

The Directors of Trinity Investment Management Limited (the Responsible Entity for the Trust) in office during the financial year and until the date of this report are:

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

Details of the directors' experience, qualifications, special responsibilities and other interests are outlined on page 10.

Meetings of directors, and their attendance at those meetings, for the year ended 30 June 2013 (including meetings of committees of directors) are disclosed in the Corporate Governance Report on page 27.

EXECUTIVE DIRECTOR

Mr Morton was also appointed Chief Executive Officer of Trinity Limited and Trinity Investment Management Limited on 24 September 2012 following the resignation of the former Chief Executive Officer Mr Craig Bellamy.

COMPANY SECRETARY

The Company Secretary of Trinity Limited and Trinity Investment Management Limited as at 30 June 2013 is:

Mrs Janita Robba BCom LLB CA

Mrs Robba was appointed Trinity Group's Company Secretary and Chief Financial Officer on 17 January 2013. Mrs Robba is a Chartered Accountant with previous experience in executive management roles with both listed and unlisted companies and has previously held this position with Trinity Group from December 2010 to January 2012.

Mrs Laura Fanning was Company Secretary prior to 17 January 2013 at which time she resigned from the role to take maternity leave.

DIRECTORS' REPORT CONTINUED

PRINCIPAL ACTIVITIES

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

- investment in direct real estate; and
- funds management.

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 with ARSN 111 389 596.

REVIEW OF RESULTS AND OPERATIONS

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

PERFORMANCE MEASURE	CONSOLIDATED	
	30 JUNE 2013	30 JUNE 2012
Revenue and other income (\$'000)	19,484	36,547
Profit/(loss) attributable to securityholders of Trinity Group (\$'000)	(4,432)	18,725
Basic earnings/(loss) per stapled security (cents)	(2.6)	9.5
Diluted earnings/(loss) per stapled security (cents)	(2.6)	9.5
Net assets (\$'000)	52,388	76,297
Net tangible assets per stapled security (\$)	0.350	0.384

The consolidated net result for the year ended 30 June 2013 after providing for income tax was a loss of \$4.4 million (2012: profit of \$18.7 million).

SIGNIFICANT TRANSACTIONS

The result for the year was significantly influenced by the following transactions and events:

Investment in Cumberland Lorne Resort ("Lorne")

Trinity Group's investment in Lorne was written down by \$3.1 million (or 18% of carrying value) at 31 December 2012. The Lorne assets, which were acquired by Trinity Group in July 2009 (on the decision of the board at that time), have now been determined by the current Board to be non-core assets and therefore marketed for sale. However, individual apartment sales were hampered over the past few years by difficult market conditions in Victoria for this class of lifestyle residential/tourism asset. As such, Trinity Group's investment in Lorne was then marketed for sale on a one-line basis in late 2012. The write down at 31 December 2012 reflected property market conditions for that sector at the time as well as the likely impact of the strategy to sell on a one-line basis, and included \$0.5 million of refurbishment costs incurred prior to the sales campaign commencing.

A significant portion of the Lorne investment was sold in April 2013 for \$9.1 million, resulting in a further loss on sale of \$1.9 million after transaction costs. The sale transaction included 23 apartments, the resort conference centre, the resort manager's apartment and the resort management company.

At the time of committing to this sale transaction, it was determined that the 15 remaining apartments continuing to be owned by Trinity Group would be disposed of individually, primarily due to a belief that this number could be sold over a period of two years in current market conditions and 'retail' prices would be achieved rather than the 'wholesale' price which applied to the 23 apartments which were sold. This revised strategy resulted in a reversal of the previous write down, recorded at 31 December 2012, by \$1.0 million at 30 June 2013. The overall impact of the sale transaction and movement in property valuations for Lorne during the year was a loss of \$4.0 million.

Other Sales and Movements in Property Values

Trinity Group's investment property at 15 Compark Circuit, Mulgrave, Victoria was sold in April 2013 for \$7.7 million resulting in a loss on sale of \$0.3 million excluding transaction costs (previously reflected as a write down in the 31 December 2012 half year report).

Capital expenditure of \$0.8 million was spent during the year on Trinity Group's investment property at 308 Queen Street/ 88 Creek Street, with significant ground floor works being carried out in relation to securing and preparing for several retail tenancies.

There was a net increase in value of \$0.3 million across Trinity Group's other property assets.

DIRECTORS' REPORT CONTINUED

Previous Period Result

The 30 June 2012 year profit of \$18.7 million included a one-off net gain of \$18.4 million from the release of the mezzanine debt facility provided to San Remo Project Pty Ltd (a subsidiary of the consolidated entity).

OPERATING REVENUE AND EXPENSES

Total revenue fell by \$17.1 million or 47% to \$19.5 million primarily due to one-off revenues in the 2012 financial year, including a \$2.6 million distribution from the Trinity Funds Management business prior to sale and the impact of the gain relating to the release of the San Remo mezzanine debt facility which has been previously referred to. Property revenue fell by \$3.7 million or 32% as a result of the sale of three income producing property assets since May 2012 as part of Trinity Group's asset sale program.

Operating expenses reduced during the year by 17% due to cost saving measures initiated during the first half of the financial year, including reductions in Board and committee fees, lower employee expenses, and a focus on overheads and other business costs.

FINANCING COSTS

Financing costs reduced during the 30 June 2013 year as a result of several official cash rate reductions flowing through to debt facility rates, debt reduction in the latter part of the previous year and \$8.5 million of proceeds of asset sales in the second half of the year being applied to debt reduction. Further, subsequent to year end Trinity Group's debt facilities have been restructured and simplified which will further reduce financing costs.

Trinity Group complied with all financial covenants required by its financier National Australia Bank Limited ("NAB") as at 30 June 2013.

DISTRIBUTIONS AND DIVIDENDS

Income 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	-

A one-off capital distribution of 3 cents per security totalling \$4.5 million was paid on 7 June 2013 from the Trust.

GROUP OVERVIEW

STATE OF AFFAIRS

Direct Property

As at 30 June 2013, Trinity Group owned five property assets, made up of two commercial properties, one industrial property, its remaining apartment investments in Lorne and a parcel of currently rural zoned land in Victoria.

Trinity Group's largest commercial property is Trinity Place, comprising a heritage listed property located at 308 Queen Street, Brisbane, which is interconnected with the adjoining modern commercial tower at 88 Creek Street. This property had a vacancy rate of 8.8% as at 30 June 2013, the majority of which relates to recently expired leases. Significant building works have been recently carried out on the property to complete the ground floor retail redevelopment as well as for general improvement to the ground floor. The focus for this building over the coming year will be the leasing of the vacant tenancies, including one retail space, and strategies to manage pending office lease expiries particularly in 2015 and 2016.

13 Compark Circuit in Mulgrave, Victoria is the second office property held by Trinity Group. The adjoining office building was sold by Trinity Group in April 2013. The remaining office building is currently vacant. It continues to be actively marketed for both leasing and sale although the office leasing market in this region of Melbourne is not strong.

The industrial property is located at Rivergate in Murrarie, Brisbane. It generates solid returns with a single whole-of-building tenant and a remaining lease duration of approximately 10 years.

As outlined earlier in this report, comprehensive marketing campaigns will be undertaken over the coming two summer periods to sell on an individual basis the remaining 15 apartments held by Trinity Group at Lorne. Unconditional sale contracts were entered into before year end for two of these apartments. One apartment settled on 16 August 2013 and sold for a price in excess of carrying value and the second apartment is expected to settle on 1 November 2013 and is contracted to be sold at a price in excess of carrying value. All apartments held by Trinity Group at Lorne are recorded at cost in the Statement of Financial Position.

Rezoning is still being pursued for the rural land located at San Remo, Victoria. Changes to the local shire council during the year slowed progress. The Board has determined that there is value in continuing to pursue this avenue as the potential impact on land value is significant in the event that rezoning of the land occurs in the medium term and that the value uplift exceeds the cost of pursuing this option.

DIRECTORS' REPORT CONTINUED

Funds Management

Trinity Investment Management Limited acts as the responsible entity and manager of the Trust.

It is responsible for all aspects of operation of the Trust, including the day to day running of the business, property and asset management and asset transactions and sales. Trinity Investment Management Limited has appointed an external custodian (The Trust Company (Australia) Limited) of the scheme assets.

CAPITAL MANAGEMENT

Trinity Group's total debt facilities, held with NAB, were fully drawn at \$37.6 million as at 30 June 2013. These facilities have a common expiry date of 31 October 2014.

During the financial year, Trinity Group applied part of the proceeds from asset sales to reduce its debt facilities from \$46.1 million to \$37.6 million. Trinity Group's loan to value ratio for NAB facilities as at 30 June 2013 was 50.3% compared with a maximum loan to value ratio covenant of 50.8% (or 55% if any increase is due to adverse valuation movements).

Trinity Group manages interest rate exposure on debt facilities through the use of fixed interest rate swap instruments. At year end, \$16.0 million or 42.5% of Trinity Group's debt was hedged.

As at 30 June 2013, Trinity Group's gearing ratio, calculated as a percentage of net interest bearing liabilities over total tangible assets (excluding cash) was 29.4% (2012: 19.1%). Trinity Group's property gearing ratio, calculated as a percentage of net interest bearing liabilities over total property assets was 30.3% (2012: 19.7%).

Operating activities resulted in a net cash inflow of \$1.4 million. The sale of one of the office properties at Mulgrave, Victoria, together with the disposal of a significant portion of Trinity Group's investment at the Cumberland Lorne Resort in Lorne, Victoria, were significant contributors to the net cash inflow from investing activities of \$14.2 million. There was a net cash outflow from financing activities of \$28.0 million primarily as a result of proceeds from asset sales during the year being used to reduce debt and the capital management initiatives undertaken during the period. Overall there was a net cash outflow of \$12.4 million for the year.

Several capital management initiatives were undertaken during the year. These were a \$15.0 million off-market buyback of Trinity Group securities completed in December 2012, a capital distribution of 3 cents per security totalling \$4.5 million paid in June 2013 and securityholders approving an on-market buyback of up to 10% of securities on issue in June 2013. The on-market buyback program commenced in July 2013 and is able to be continued until November 2013.

SECURITIES INFORMATION

SECURITIES ON ISSUE

At 30 June 2013 there were 149,598,535 securities on issue (2012: 197,235,631). The movement is primarily a reduction due to the off-market buyback that was completed in December 2012. Details of movements in contributed equity, including shares in Trinity Limited and units in the Trust are disclosed in Trinity Group's 2013 Financial Report.

Subsequent to 30 June 2013, Trinity Group commenced an on-market buyback program which has resulted in a reduction in securities on issue. The maximum number of securities that Trinity Group can buy back under this program is 14,959,854 (or 10% of securities on issue as at the securityholder approval date of 19 June 2013).

SECURITY OPTIONS

Details of options, and options exercised by Directors and key management personnel of Trinity Group, can be found in Trinity Group's 2013 Financial Report. At the date of this report there are no securities under option.

REGISTER OF SECURITYHOLDERS

The register of securityholders has, during the year ended 30 June 2013, been properly drawn up and maintained so as to give a true account of the securityholders of Trinity Group and the Trust.

EVENTS SUBSEQUENT TO BALANCE DATE

At the date of Trinity Group's 2013 Financial Report (26 August 2013) Trinity Group has bought back 6,381,569 securities at a cost of \$1.6 million as part of the on-market buyback program.

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.

DIRECTORS' REPORT CONTINUED

LIKELY DEVELOPMENTS AND EXPECTED RESULTS OF OPERATIONS

Trinity Group is nearing completion of the business rationalisation, asset sale and capital management program that it has undertaken over the last few years. During this period, the Board of Trinity Group has stabilised the fundamental business and sold a number of business interests, non-core assets and investments and materially reduced debt and gearing. It has also returned approximately \$20 million to securityholders through various capital management initiatives.

Details about likely developments in the operations of Trinity Group and the expected results of those operations in future financial years will be advised once the strategic direction of the business has been considered and determined.

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.

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 Trinity Group's 2013 Financial Report.

DIRECTORS' AND KEY MANAGEMENT PERSONNEL INTERESTS

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

DIRECTOR	NO. OF SECURITIES	KEY MANAGEMENT PERSONNEL	NO. OF SECURITIES
Mr Brett Heading	295,905	Mrs Janita Robba	–
Mr Richard Friend	268,163	Mrs Laura Fanning (maternity leave)	1,947
Mr Christopher Morton	39,030,882		

INDEMNIFICATION OF OFFICERS AND AUDITORS

Neither Trinity Group nor the Trust has indemnified or made a relevant agreement for indemnifying against a liability an auditor of Trinity Limited or the Trust.

During the financial year Trinity Group paid premiums in respect of its officers for liability and associated legal expenses covered by insurance contracts for the year ended 30 June 2013. Such insurance contracts insure against certain liabilities (subject to specified exclusions) for persons who are or have been executives or 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.

REMUNERATION REPORT

A Remuneration Report included at page 19 provides details of the remuneration of Directors and key management personnel and forms part of the Directors' Report.

CORPORATE GOVERNANCE

A Corporate Governance Report attached at page 25 provides details of the corporate governance practices of Trinity Group and forms part of the Directors' Report.

DIRECTORS' REPORT CONTINUED

ASX AND STAPLING REQUIREMENTS

ASX reserves the right (but without limiting its absolute discretion) to remove Trinity Limited or Trinity Stapled Trust or both from the official list if any of the shares in Trinity Limited and the units in Trinity Stapled Trust cease to be stapled together, or any equity securities are issued by Trinity Limited or Trinity Stapled Trust which are not stapled to equivalent securities in the other entity.

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.

NON AUDIT SERVICES

During the year BDO Audit Pty Ltd, Trinity Group's and the Trust's auditor, has not performed any other services in addition to statutory services.

Details of the amounts paid or payable to the auditor of Trinity Group and the Trust can be found in Trinity Group's 2013 Financial Report.

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 24.

AUDITOR

BDO Audit Pty Ltd continues 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 26th day of August 2013.

REMUNERATION REPORT – AUDITED

The Remuneration Report forms part of the Trinity Group Directors' Report and is audited as required by section 308(3C) of the *Corporations Act 2001*.

It outlines Trinity Group's remuneration activities for the 30 June 2013 year, together with other remuneration information, for directors and other key management personnel. Key management personnel include people having authority and responsibility for planning, directing and controlling the activities of the consolidated entity.

REMUNERATION PHILOSOPHY

The Board does not presently have a Remuneration 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.

REMUNERATION CONSULTANTS

Trinity Group did not engage any remuneration consultants during the 2013 financial year.

KEY MANAGEMENT PERSONNEL

The names and position held of key management personnel in Trinity Limited and Trinity Group during the period to 30 June 2013 were:

CURRENT KEY MANAGEMENT PERSONNEL

Non-Executive Directors

Mr Brett Heading

Mr Richard Friend

Executive Directors

Mr Christopher Morton

Senior Executives

Mrs Janita Robba Chief Financial Officer and Company Secretary (appointed 17 January 2013)

Mrs Laura Fanning Chief Financial Officer and Company Secretary (until 17 January 2013)

FORMER KEY MANAGEMENT PERSONNEL

Senior Executives

Mr Craig Bellamy Chief Executive Officer (resigned 24 September 2012)

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.

NON-EXECUTIVE DIRECTOR REMUNERATION

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.

Non-Executive Directors do not receive performance based remuneration.

REMUNERATION REPORT – AUDITED CONTINUED

EXECUTIVE DIRECTOR AND SENIOR EXECUTIVE REMUNERATION

Remuneration packages for the Executive Director and Senior Executives may include a mix of fixed and performance based remuneration. Details of the Executive Director's remuneration are set out on page 23 as he is also the Chief Executive Officer.

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 and car parking, together with any 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.

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.

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 security price, earnings per security, net tangible asset value per security and dividends/distributions declared at the end of the financial year for the last five years has been:

	2009	2010	2011	2012	2013
Basic earnings/(loss) per stapled security (cents)	(97.5)	(21.7)	6.6	9.5	(2.6)
Security price at year end	\$0.18	\$0.06	\$0.18	\$0.25	\$0.25
Change in security price	(\$0.82)	(\$0.12)	\$0.12	\$0.07	–
Total dividends/distributions declared (cents per security)	–	–	–	–	–
Net tangible asset per stapled security (cents)	38.0	19.6	28.6	38.4	35.0

A one-off capital distribution of 3 cents per security totalling \$4.5 million was paid on 7 June 2013 from the Trust.

During the year ended 30 June 2013 the share price of Trinity Group's stapled securities ranged from a low of \$0.25 to a high of \$0.31.

SHARE BASED REMUNERATION

Trinity Group previously operated two employee stapled securities schemes. The schemes were the Trinity Exempt Employee Stapled Securities Plan and Trinity Deferred Employee Stapled Securities Plan.

The schemes were operated through the Trinity Stapled Securities Plan Trust, the trustee of which was Trinity ESOP Pty Ltd, a wholly owned subsidiary of Trinity Limited.

No securities had been allocated under the exempt plan since 2008 and the deferred plan since 2009. All securities issued under both schemes have vested. On that basis, together with the changes in the business and significantly reduced staff numbers, the Board determined during the year that the schemes would be terminated. Trinity Stapled Securities Plan Trust and Trinity ESOP Pty Ltd have subsequently been wound up and deregistered respectively.

REMUNERATION REPORT – AUDITED CONTINUED

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	TERMINATION	TOTAL	PROPORTION OF	PROPORTION OF
	SALARY & FEES	NON MONETARY BENEFITS	EMPLOYMENT				
2013	\$	\$	\$	\$	\$	%	%
Current Directors							
Mr Brett Heading	134,615	–	–	–	134,615	–	–
Mr Christopher Morton	233,077	7,042	20,975	–	261,094	–	–
Mr Richard Friend	75,608	–	6,805	–	82,413	–	–
Current Senior Executives							
Mrs Janita Robba ¹	75,276	1,174	6,775	–	83,225	–	–
Mrs Laura Fanning ²	90,513	5,868	8,146	–	104,527	–	–
Former Senior Executives							
Mr Craig Bellamy ³	122,586	3,415	4,118	216,667	346,786	–	–
Total Remuneration	731,675	17,499	46,819	216,667	1,012,660	–	–

¹ Janita Robba is part time from 5 December 2012

² Laura Fanning commenced maternity leave on 17 January 2013

³ Craig Bellamy resigned on 24 September 2012

	SHORT TERM		POST	TERMINATION	TOTAL	PROPORTION OF	PROPORTION OF
	SALARY & FEES	NON MONETARY BENEFITS	EMPLOYMENT				
2012	\$	\$	\$	\$	\$	%	%
Current Directors							
Mr Brett Heading	141,655	–	–	–	141,655	–	–
Mr Christopher Morton	175,000	7,061	15,750	–	197,811	–	–
Mr Richard Friend	75,000	–	6,750	–	81,750	–	–
Current Senior Executives							
Mr Craig Bellamy	384,225	7,061	15,775	–	407,061	–	–
Mrs Laura Fanning	71,626	1,177	6,446	–	79,249	–	–
Former Senior Executives							
Mrs Janita Robba ¹	68,045	5,884	5,780	–	79,709	–	–
Total Remuneration	915,551	21,183	50,501	–	987,235	–	–

¹ Janita Robba was part time until 29 February 2012

No bonuses, long service leave or share based payments have been paid or accrued for any director or key management personnel in either the 2012 or 2013 financial year.

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.

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

REMUNERATION REPORT – AUDITED CONTINUED

OPTIONS AND SECURITIES GRANTED AS COMPENSATION

No options or securities were granted during the reporting period.

EXERCISE OF OPTIONS GRANTED AS COMPENSATION

During the reporting period the following securities were issued on the exercise of options previously granted as compensation:

DIRECTOR	DATE OPTIONS GRANTED	NUMBER OF OPTIONS GRANTED	NUMBER OF SECURITIES ISSUED ON EXERCISE	AMOUNT PAID \$/SECURITY*	VALUE OF OPTIONS EXERCISED DURING THE YEAR
Mr Christopher Morton	21 August 2009	4,750,000	750,000	\$0.18	\$86,250

* Fully paid securities

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

SENIOR EXECUTIVES

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

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, Mr Christopher Morton's remuneration as part time Deputy Chairman was an annual remuneration package of \$175,000 plus superannuation. He was also given access to a car parking space. Mr Morton's contract provided for a two month notice period. A component of Mr Morton's initial remuneration package included a grant of 4,750,000 options to acquire stapled securities at an exercise price of 18 cents. Mr Morton exercised 4,000,000 options in the 30 June 2012 year and the remaining 750,000 options in the 30 June 2013 year.

Mr Morton was appointed Chief Executive Officer on 24 September 2012. Details of his remuneration since this date are set out on page 23.

FORMER CHIEF EXECUTIVE OFFICER

Mr Craig Bellamy was Chief Executive Officer until his resignation on 24 September 2012. Mr Bellamy had entered into a contract of employment with Trinity Limited effective 19 July 2009. The contract specified the duties and obligations to be fulfilled by the Chief Executive Officer and provided for the Board to review the executive's performance annually or at other intervals agreed between the executive and the Board. The service contract had a completion date of 19 July 2014 and a starting salary package of \$400,000. Mr Bellamy was also given access to a car parking space.

A summary of the terms of Mr Bellamy's employment contract were 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. No key performance indicators were set for the 2011 or 2012 years. Any short term incentive for those years was at board discretion.
- (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.

REMUNERATION REPORT – AUDITED CONTINUED

CURRENT CHIEF EXECUTIVE OFFICER

Mr Christopher Morton has entered into a Deed of Variation to his contract of employment with Trinity Limited effective 24 September 2012. The variation specifies the duties and obligations to be fulfilled by the Chief Executive Officer. The contract has a completion date of 30 November 2013. At that time the terms of his employment will be renegotiated.

A summary of the terms of Mr Morton's employment contract are as follows:

- (i) The executive is entitled to a salary of \$250,000 per annum plus superannuation;
- (ii) The executive is given access to a car parking space;
- (iii) The executive is not entitled to any short term or long term incentives; and
- (iv) 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 three months written notice.

Having regard to all relevant matters, no cash bonus was approved by the Trinity Group Board in respect of the year ended 30 June 2013 for Mr Bellamy or Mr Morton (2012: nil).

End of Remuneration Report – Audited.

AUDITOR'S INDEPENDENCE DECLARATION



Tel: +61 7 3237 5999
Fax: +61 7 3221 9227
www.bdo.com.au

Level 10, 12 Creek St
Brisbane QLD 4000,
GPO Box 457 Brisbane QLD 4001
Australia

DECLARATION OF INDEPENDENCE BY K L COLYER TO THE DIRECTORS OF TRINITY LIMITED AND THE DIRECTORS OF TRINITY INVESTMENT MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR TRINITY STAPLED TRUST

As lead auditor of Trinity Group for the year ended 30 June 2013, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

- the auditor independence requirements of the Corporations Act 2001 in relation to the audit; and
- any applicable code of professional conduct in relation to the audit.

This declaration is in respect 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.

A handwritten signature in black ink, appearing to read 'K L Colyer', written in a cursive style.

K L Colyer
Director

BDO Audit Pty Ltd
Brisbane, 26 August 2013

BDO Audit Pty Ltd ABN 33 134 022 870 is a member of a national association of independent entities which are all members of BDO Australia Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO Audit Pty Ltd and BDO Australia Ltd are members of BDO international Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms.

CORPORATE GOVERNANCE REPORT – UNAUDITED

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, and are committed to good corporate governance.

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

DETAILS OF DIRECTORS

Details of the directors' experience, qualifications, special responsibilities and other interests are outlined on page 10.

MR BRETT HEADING

BCom LLB (Hons) FAICD

Chairman and Non-Executive Independent Director

MR CHRISTOPHER MORTON

BCom LLB LLM MAICD

Deputy Chairman and Chief Executive Officer

MR RICHARD FRIEND

BCom LLB (Hons) LLM

Non-Executive Independent Director

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 establishing 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.

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.

BOARDS OF THE STAPLED ENTITY

The Boards of the stapled entity, comprising Trinity Limited and Trinity Investment Management Limited (the "Responsible Entity" of Trinity Stapled Trust), 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 the 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.

COMPOSITION OF THE BOARD

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
- Consideration of any new candidates in the future will be conducted in accordance with Trinity Group's diversity policy. Due to the small size of the Board a specific diversity target is not considered appropriate.

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.

The names, qualification and experience of the Directors of Trinity Group in office during the year and at the date of this report, specifying which are independent, are set out on page 10 of this report.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

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.

BOARD PROCESSES

The Board 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, limited number of key management personnel and executives and small number of employees, Trinity Group has not established a separate Nomination Committee or Remuneration Committee. The Board takes responsibility for all matters which would otherwise have been a Nomination Committee or 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 and Chief Executive Officer and Company Secretary as appropriate. Standing items include reports prepared by the Chief Executive Officer, Chief Financial Officer and Company Secretary, financial reports, strategic matters, governance and compliance. Board meeting material is 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 business premises 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 and 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 Director's and Chief Executive Officer's performance is reviewed by the Board.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

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.

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	
	A	B	A	B	A	B
Director						
Brett Heading	31	31	7	7	–	–
Christopher Morton	31	30	–	–	4	4
Richard Friend	31	31	7	7	4	4
Company Secretary						
Laura Fanning	18	16	4	4	–	–
Janita Robba	13	13	3	3	–	–
External Committee Member						
Alex Fraser	–	–	–	–	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

AUDIT COMMITTEE

The Audit Committee was formed on 1 December 2009 and has a documented charter approved by the Board.

All members of the Audit Committee 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 Trinity Group but who hold skills and qualifications, which in the opinion of Directors, makes them suitable or desirable to be a member of the Committee. During the year, the Committee comprised two Independent Non-Executive Directors only. At all times during the year, the chairman was independent and was not the chairman of the Board.

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 – Committee Chairman appointed a member of the committee on 1 December 2009.
Qualifications: BCom LLB (Hons) LLM

Mr Brett Heading

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

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 Audit Committee met seven times during the year. Details of committee meetings held during the year and each committee member's attendance record are disclosed in the table of Directors' meetings. The external auditor met with the Audit Committee five times during the year.

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 2013 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.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

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 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; and
- addressing any matters outstanding with auditors, Australian Taxation Office, Australian Securities and Investments Commission, Australian Securities Exchange and financial institutions.

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 provide that the Audit Committee should be structured so it consists only of Non-Executive Directors and consists of a majority of independent Directors. During the year, the Audit Committee comprised two Independent Non-Executive Directors only, reflecting the simplified nature of Trinity Group's structure and operations. 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 present.

COMPLIANCE COMMITTEE

The Compliance Committee was formed on 1 December 2009 after the former Compliance, Audit and Risk Management Committee was restructured from that date. 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 Alex Fraser

Independent Non-Executive Chairman, appointed 25 July 2012, Committee Member appointed 1 December 2009
Qualifications: BEcon FCA G.Dip.App.Fin MAICD

Mr Richard Friend

Independent Non-Executive Committee Member, appointed 1 July 2012
Qualifications: BCom LLB (Hons) LLM

Mr Christopher Morton

Executive Committee Member, appointed 1 December 2009
Qualifications: BCom LLB LLM MAICD

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

Mr Philip Anthon

Independent Non-Executive Chairman, appointed 1 December 2009, resigned 25 July 2012

Qualifications: LLB MAICD

The external Compliance Plan auditor, other Directors, Chief Executive Officer and Chief Financial Officer and other relevant personnel 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 twice 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 Trust'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 Trust, 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.

COMPLIANCE COMMITTEE STRUCTURE

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 has been determined by the Board as valuable:

- 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 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 sets out details of 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.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

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 reviews 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 31000:2009.

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, interest rate management and financial forecasting.

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 value obtain prior Board approval;
- financial 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 Trinity Group's 2013 Financial Report;
- 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 to 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 2013 financial year. Forecasts are updated monthly based on actual results and are communicated to the Board.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

REMUNERATION REPORT

The remuneration report is set out on pages 19 to 23.

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 Trinity Group's 2013 Financial Report.

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 securityholder 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 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 proprietary 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.

TRADING IN TRINITY GROUP'S SECURITIES BY DIRECTORS AND EMPLOYEES

The Board has adopted a Securities Trading Policy, the key elements of which 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.

A copy of the policy is available on Trinity Group's website.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

CONTINUOUS DISCLOSURE POLICY

Matters which could be expected to have a material effect on the price or value of Trinity Group securities must be disclosed in accordance with the *Corporations Act 2001* and the ASX Listing Rules.

Trinity Group has in place a Continuous Disclosure Policy and processes to ensure that all material matters which may potentially require disclosure are promptly identified and reported to the Board. The Chief Executive Officer and the Company Secretary, as appropriate, are responsible for interpreting Trinity Group's policy and where necessary informing the Board of any relevant matters. All directors, senior executives, employees and senior consultants of Trinity Group are provided with the Continuous Disclosure Policy and are aware of their obligations as set out therein.

In conjunction with the Board, the Chief Executive Officer and the Company Secretary are primarily responsible for communications with the ASX and for ensuring that such information is not released to any person until the ASX has confirmed its release to the market.

COMMUNICATION WITH SECURITYHOLDERS

The Board provides securityholders with information in accordance with Trinity Group's Continuous Disclosure Policy which, as outlined previously, includes identifying matters that may have a material effect on the price of Trinity Group's securities, notifying them to the ASX, posting them on the website and issuing media releases.

In addition to the continuous disclosure processes outlined in the Continuous Disclosure Policy, Trinity Group communicates with securityholders as follows:

- 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 ASX 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 ASX;
- the full texts of notices of meetings and associated explanatory material are released to the ASX and placed on Trinity Group's website; and
- the external financial 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 are 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.

Information relating to Trinity Group's corporate governance is available upon request and on Trinity Group's website.

CORPORATE GOVERNANCE REPORT – UNAUDITED CONTINUED

DIVERSITY POLICY

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

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 the 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.

The proportion of women in Trinity Group during the year ended 30 June 2013 was as follows:

- Board of directors – 0% (0/3);
- Other key management personnel – 50% (1/2); and
- Head office staff – 100% (4/4).

The Board is satisfied with current levels of female participation at different levels in the organisation as well as the business practices in place to promote diversity and equality in the workplace which includes providing flexible working arrangements, an inclusive workplace culture and recruitment practices should they be required in the future.

As a result, and given the small size of Trinity Group's Board and workforce, as well as the scale of Trinity Group's operations, the Board has not set measurable objectives for achieving gender diversity. Measurable objectives will be addressed if the business structure changes in the future.

End of Corporate Governance Report – Unaudited.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2013

	TRINITY GROUP CONSOLIDATED		TRINITY STAPLED TRUST CONSOLIDATED	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Revenue and other income from continuing activities				
Revenue from property rental	7,757	11,468	6,010	9,420
Revenue from rendering of services	1,457	1,628	–	–
Finance income	756	834	304	188
Other revenues and other income	9,514	22,617	–	382
Total revenue and other income from continuing activities	19,484	36,547	6,314	9,990
Other expenses from continuing activities excluding finance costs	(17,962)	(11,790)	(13,186)	(6,361)
Fair value movements in investment properties	(754)	(459)	(754)	(459)
Write down of inventory to net realisable value	(3,042)	(1,250)	–	–
Impairment of intangibles	–	(298)	–	–
Net changes in fair value of derivative financial instruments	63	172	63	172
Profit/(loss) from continuing activities before tax, finance costs and equity accounted associates	(2,211)	22,922	(7,563)	3,342
Finance costs	(2,217)	(4,234)	(2,188)	(4,202)
Share of net profit/(loss) of equity accounted associates	(4)	37	–	–
Profit/(loss) before income tax	(4,432)	18,725	(9,751)	(860)
Income tax (expense)/benefit	–	–	–	–
Net profit/(loss) for the year	(4,432)	18,725	(9,751)	(860)
Other comprehensive income				
Items that may be reclassified subsequently to profit or loss:				
Reclassify (gain)/loss on disposal of available for sale assets	–	(15)	–	(86)
Net change in fair value of available for sale financial assets	–	(64)	–	(50)
Other comprehensive income for the year, net of tax	–	(79)	–	(136)
Total comprehensive income for the year	(4,432)	18,646	(9,751)	(996)
Profit/(loss) for the year attributable to:				
Members of the parent	(6,043)	16,502	–	–
Unitholders of the Trust	1,611	2,223	(9,751)	(860)
Profit/(loss) for the year	(4,432)	18,725	(9,751)	(860)
Total comprehensive income attributable to:				
Members of the parent	(6,043)	16,559	–	–
Unitholders of the Trust	1,611	2,087	(9,751)	(996)
Total comprehensive income/(loss) for the year	(4,432)	18,646	(9,751)	(996)
Earnings per stapled security				
Basic earnings/(loss) per stapled security (cents)	(2.6)	9.5	n/a	n/a
Diluted earnings/(loss) per stapled security (cents)	(2.6)	9.5	n/a	n/a
Basic earnings/(loss) per unit (cents)	n/a	n/a	(5.7)	(0.4)
Diluted earnings/(loss) per unit (cents)	n/a	n/a	(5.7)	(0.4)

STATEMENTS OF FINANCIAL POSITION

AS AT 30 JUNE 2013

	TRINITY GROUP CONSOLIDATED		TRINITY STAPLED TRUST CONSOLIDATED	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Current assets				
Cash and cash equivalents	15,110	27,506	7,874	12,580
Trade and other receivables	115	170	46	71
Non-current assets held for sale	8,305	1,405	8,305	1,405
Inventory	2,808	–	–	–
Other assets	540	656	441	474
Total current assets	26,878	29,737	16,666	14,530
Non-current assets				
Trade and other receivables	645	556	9,813	27,828
Equity accounted investments	–	22	–	–
Investment properties	55,575	69,914	55,575	69,914
Inventory	7,171	21,947	–	–
Property, plant and equipment	35	79	–	–
Intangible assets	–	581	–	–
Other assets	1,045	1,420	1,045	1,420
Total non-current assets	64,471	94,519	66,433	99,162
Total assets	91,349	124,256	83,099	113,692
Current liabilities				
Trade and other payables	1,270	1,601	1,095	954
Derivative financial instruments	–	157	–	157
Provisions	42	126	–	–
Total current liabilities	1,312	1,884	1,095	1,111
Non-current liabilities				
Trade and other payables	38	70	38	70
Interest bearing loans and borrowings	37,517	45,905	32,878	34,282
Derivative financial instruments	94	–	94	–
Provisions	–	100	–	–
Total non-current liabilities	37,649	46,075	33,010	34,352
Total liabilities	38,961	47,959	34,105	35,463
Net assets	52,388	76,297	48,994	78,229

STATEMENTS OF FINANCIAL POSITION CONTINUED

AS AT 30 JUNE 2013

	TRINITY GROUP CONSOLIDATED		TRINITY STAPLED TRUST CONSOLIDATED	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Equity				
Equity attributable to members of the Company				
Contributed equity	43,965	43,999	–	–
Reserves	–	(41)	–	–
(Accumulated losses)/retained profits	(65,270)	(59,227)	–	–
	(21,305)	(15,269)	–	–
Equity attributable to unitholders of the Trust				
Contributed equity	238,701	258,422	238,701	258,422
Reserves	–	(237)	–	(237)
(Deficiency)/undistributed profits	(165,008)	(166,619)	(189,707)	(179,956)
	73,693	91,566	48,994	78,229
Total equity	52,388	76,297	48,994	78,229

STATEMENTS OF CASHFLOWS

FOR THE YEAR ENDED 30 JUNE 2013

	TRINITY GROUP CONSOLIDATED		TRINITY STAPLED TRUST CONSOLIDATED	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Cash flows from operating activities				
Cash receipts in the course of operations	10,246	14,140	6,348	10,266
Cash payments in the course of operations	(7,544)	(10,520)	(2,349)	(4,129)
Interest received	792	776	346	130
Interest and finance costs paid	(2,139)	(4,143)	(2,110)	(4,112)
Net cash from operating activities	1,355	253	2,235	2,155
Cash flows from investing activities				
Payments for investment properties and assets held for sale	(943)	(983)	(943)	(983)
Proceeds from sale of investment properties	7,700	24,500	7,700	24,500
Proceeds from sale of financial assets	–	17,783	–	9,518
Payments for capitalised development costs	(1,339)	(850)	–	–
Proceeds from sale of inventory	9,512	960	–	–
Payments for property, plant and equipment	(23)	(18)	–	–
Proceeds from sale of subsidiary	(686)	–	–	–
Loans repaid by related entities	–	–	9,464	500
Loans advanced to related entities	–	–	(2,166)	(1,154)
Loans repaid by external entities	–	481	–	400
Distributions/dividends received	18	3,898	–	260
Net cash from investing activities	14,239	45,771	14,055	33,041
Cash flows from financing activities				
Payment for security buyback	(15,000)	(2,203)	(15,000)	(1,801)
Proceeds from exercise of options	135	720	110	614
Transaction costs on security buyback and exercise of options	(146)	(61)	(123)	(52)
Proceeds from sale of ESOP securities	25	–	21	–
Capital distribution paid	(4,488)	–	(4,488)	–
Proceeds from borrowings	–	207	–	–
Repayment of borrowings	(8,508)	(23,788)	(1,508)	(23,788)
Payments for loan establishment costs	(8)	(271)	(8)	(233)
Net cash used in financing activities	(27,990)	(25,396)	(20,996)	(25,260)
Net increase/(decrease) in cash and cash equivalents	(12,396)	20,628	(4,706)	9,936
Cash and cash equivalents at beginning of the year	27,506	6,878	12,580	2,644
Cash and cash equivalents at the end of the year	15,110	27,506	7,874	12,580

STATEMENTS OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2013

	ATTRIBUTABLE TO MEMBERS OF THE COMPANY				ATTRIBUTABLE TO UNITHOLDERS OF THE TRUST					
	CONTRIBUTED EQUITY \$'000	RESERVES \$'000	RETAINED PROFITS \$'000	(ACCUMULATED LOSSES)/	TOTAL \$'000	CONTRIBUTED EQUITY \$'000	RESERVES \$'000	RETAINED PROFITS \$'000	(ACCUMULATED LOSSES)/	TOTAL \$'000
TRINITY GROUP CONSOLIDATED										
At 1 July 2012	43,999	(41)	(59,227)	(15,269)	258,422	(237)	(166,619)	91,566	76,297	
Profit for the year attributable to members of the Company	-	-	(6,043)	(6,043)	-	-	-	-	(6,043)	
Profit for the year attributable to unitholders of the Trust	-	-	-	-	-	-	1,611	1,611	1,611	
Total comprehensive income for the year attributable to members	-	-	(6,043)	(6,043)	-	-	1,611	1,611	(4,432)	
Transactions with members recorded directly in equity:										
Security buyback	-	-	-	-	(15,000)	-	-	(15,000)	(15,000)	
Exercise of options	35	(10)	-	25	135	(25)	-	110	135	
Transaction costs on security buyback, exercise of options and capital distribution	(22)	-	-	(22)	(127)	-	-	(127)	(149)	
Disposal of ESOP securities	(47)	51	-	4	(241)	262	-	21	25	
Capital distribution	-	-	-	-	(4,488)	-	-	(4,488)	(4,488)	
Total changes in equity as a result of transactions with members as members	(34)	41	-	7	(19,721)	237	-	(19,484)	(19,477)	
At 30 June 2013	43,965	-	(65,270)	(21,305)	238,701	-	(165,008)	73,693	52,388	

STATEMENTS OF CHANGES IN EQUITY CONTINUED

FOR THE YEAR ENDED 30 JUNE 2013

	ATTRIBUTABLE TO MEMBERS OF THE COMPANY				ATTRIBUTABLE TO UNITHOLDERS OF THE TRUST			
	CONTRIBUTED EQUITY \$'000	RESERVES \$'000	(ACCUMULATED LOSSES)/ RETAINED PROFITS \$'000	TOTAL \$'000	CONTRIBUTED EQUITY \$'000	RESERVES \$'000	(ACCUMULATED LOSSES)/ RETAINED PROFITS \$'000	TOTAL \$'000
TRINITY GROUP CONSOLIDATED								
At 1 July 2011	44,248	(42)	(75,729)	(31,523)	259,532	28	(168,842)	90,718
Profit for the year attributable to members of the Company	-	-	16,502	16,502	-	-	-	-
Profit for the year attributable to unitholders of the Trust	-	-	-	-	-	-	2,223	2,223
Net change in fair value of available for sale financial assets	-	(14)	-	(14)	-	(50)	-	(64)
Reclassification on disposal of available for sale assets	-	71	-	71	-	(86)	-	(15)
Total comprehensive income for the year attributable to members	-	57	16,502	16,559	-	(136)	2,223	2,087
								18,646
Transactions with members recorded directly in equity:								
Security buyback	(402)	-	-	(402)	(1,801)	-	-	(1,801)
Exercise of options	162	(56)	-	106	743	(129)	-	614
Transaction costs on security buyback and exercise of options	(9)	-	-	(9)	(52)	-	-	(52)
Total changes in equity as a result of transactions with members as members	(249)	(56)	-	(305)	(1,110)	(129)	-	(1,239)
At 30 June 2012	43,999	(41)	(59,227)	(15,269)	258,422	(237)	(166,619)	91,566
								76,297

STATEMENTS OF CHANGES IN EQUITY CONTINUED

FOR THE YEAR ENDED 30 JUNE 2013

TRINITY STAPLED TRUST CONSOLIDATED	CONTRIBUTED EQUITY \$'000	(DEFICIENCY)/ UNDISTRIBUTED PROFITS \$'000	RESERVES \$'000	TOTAL \$'000
At 1 July 2012	258,422	(179,956)	(237)	78,229
Losses for the year attributable to unitholders	-	(9,751)	-	(9,751)
Total comprehensive income for the year attributable to members	-	(9,751)	-	(9,751)
Transactions with members recorded directly in equity:				
Security buyback	(15,000)	-	-	(15,000)
Exercise of options	135	-	(25)	110
Transaction costs on security buyback, exercise of options and capital distribution	(127)	-	-	(127)
Disposal of ESOP securities	(241)	-	262	21
Capital distribution	(4,488)	-	-	(4,488)
Total changes in equity as a result of transactions with members as members	(19,721)	-	237	(19,484)
At 30 June 2013	238,701	(189,707)	-	48,994

TRINITY STAPLED TRUST CONSOLIDATED	CONTRIBUTED EQUITY \$'000	(DEFICIENCY)/ UNDISTRIBUTED PROFITS \$'000	RESERVES \$'000	TOTAL \$'000
At 1 July 2011	259,532	(179,096)	28	80,464
Losses for the year attributable to unitholders	-	(860)	-	(860)
Net change in fair value of available for sale financial assets	-	-	(50)	(50)
Reclassification on disposal of available for sale assets	-	-	(86)	(86)
Total comprehensive income for the year attributable to members	-	(860)	(136)	(996)
Transactions with members recorded directly in equity:				
Security buyback	(1,801)	-	-	(1,801)
Exercise of options	743	-	(129)	614
Transaction costs on security buyback and exercise of options	(52)	-	-	(52)
Total changes in equity as a result of transactions with members as members	(1,110)	-	(129)	(1,239)
At 30 June 2012	258,422	(179,956)	(237)	78,229

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2013

1. ACCOUNTING POLICIES

This concise financial report has been prepared in accordance with the *Corporations Act 2001* and Accounting Standard AASB 1039 *Concise Financial Reports*. The financial statements and specific disclosures required by AASB 1039 are an extract of, and have been derived from, Trinity Group's 2013 Financial Report. Other information included in the concise financial report is consistent with Trinity Group's 2013 Financial Report.

The concise financial report includes separate concise 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").

All amounts are presented in Australian Dollars.

The accounting policies adopted have been consistently applied to all years presented. A full description of the accounting policies adopted by Trinity Group is provided in Trinity Group's 2013 Financial Report.

2. REVENUE AND OTHER INCOME FROM CONTINUING ACTIVITIES

	TRINITY GROUP CONSOLIDATED		TRINITY STAPLED TRUST CONSOLIDATED	
	2013 \$'000	2012 \$'000	2013 \$'000	2012 \$'000
Revenue				
Rent (including outgoings recovered)	7,757	11,468	6,010	9,420
Rendering of services - resort management	1,457	1,628	-	-
	9,214	13,096	6,010	9,420
Other revenue/income				
Gain on disposal of available for sale financial assets	-	372	-	196
Revenue from sale of Lorne apartments	9,512	960	-	-
Dividends/distributions	-	2,635	-	-
Loan forgiveness	-	18,447	-	-
Other revenue	2	203	-	186
	9,514	22,617	-	382
Finance income				
Interest	756	834	304	188
Total revenue and other income from continuing activities	19,484	36,547	6,314	9,990

3. 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 ¹	Investments in unlisted property funds
Investment in TFML/TFMS Group	Investment in a funds management business

¹ During the 2012 financial year Trinity Group disposed of its investments in managed funds.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

FOR THE YEAR ENDED 30 JUNE 2013

3. OPERATING SEGMENTS CONTINUED

TRINITY STAPLED TRUST CONSOLIDATED

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

The accounting policies of Trinity Group, as described in Trinity Group's 2013 Financial Report, have been applied consistently across all operating segments. Transactions between operating segments occur on an arms length basis.

TRINITY GROUP JUNE 2013	FUNDS MANAGEMENT \$'000	PROPERTY INVESTMENT \$'000	INVESTMENT IN MANAGED FUNDS \$'000	INVESTMENT IN TFML/TFMS GROUP \$'000	OTHER \$'000	TOTAL \$'000
Segment revenue						
External revenue	–	18,728	–	–	–	18,728
Inter-segment revenue	568	12	–	–	518	1,098
Interest revenue	70	318	–	–	368	756
Total segment revenue	638	19,058	–	–	886	20,582
<i>Reconciliation of segment revenue to group revenue</i>						
Inter-segment elimination						(1,098)
Total group revenue						19,484
Segment net profit/(loss) before tax	20	(2,898)	–	(4)	(1,550)	(4,432)
<i>Reconciliation of segment result before tax to group net profit before tax and discontinued operations</i>						
						(4,432)
<i>Amounts included in segment result reviewed by Board</i>						
Depreciation and amortisation	–	(34)	–	–	(12)	(46)
Finance costs	–	(2,216)	–	–	(1)	(2,217)
Share of net profit of equity accounted investments	–	–	–	(4)	–	(4)
Fair value adjustment of investment properties	–	(754)	–	–	–	(754)
Net change in fair value of financial assets	–	63	–	–	–	63
Inventory write down to net realisable value	–	(3,042)	–	–	–	(3,042)
Loss on sale of investment property	–	(430)	–	–	–	(430)
Segment assets and liabilities						
Segment assets	1,318	84,099	–	–	5,932	91,349
Segment asset increases for the year:						
Capital expenditure	–	860	–	–	5	865
Included in segment assets are:						
Equity accounted associates	–	–	–	–	–	–
Reconciliation of segment assets to group assets						
Inter-segment elimination						–
Total group assets						91,349
Segment liabilities	12	38,775	–	–	174	38,961
Inter-segment elimination						–
Total group liabilities						38,961

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

FOR THE YEAR ENDED 30 JUNE 2013

TRINITY GROUP JUNE 2012	FUNDS MANAGEMENT \$'000	PROPERTY INVESTMENT \$'000	INVESTMENT IN MANAGED FUNDS \$'000	INVESTMENT IN TFML/TFMS GROUP \$'000	OTHER \$'000	TOTAL \$'000
Segment revenue						
External revenue	–	32,584	380	2,635	114	35,712
Inter-segment revenue	779	17	–	–	725	1,521
Interest revenue	84	210	–	–	541	835
Total segment revenue	863	32,811	380	2,635	1,380	38,068
<i>Reconciliation of segment revenue to group revenue</i>						
Inter-segment elimination						(1,521)
Total group revenue						36,547
Segment net profit/(loss) before tax	29	19,979	380	(195)	(1,468)	18,725
<i>Reconciliation of segment result before tax to group net profit before tax and discontinued operations</i>						
						18,725
<i>Amounts included in segment result reviewed by Board</i>						
Depreciation and amortisation	–	(53)	–	–	(18)	(71)
Finance costs	–	(4,233)	–	–	(1)	(4,234)
Share of net profit of equity accounted investments	–	–	–	38	–	38
Fair value adjustment of investment properties	–	(459)	–	–	–	(459)
Net change in fair value of financial assets	–	172	–	–	–	172
Inventory write down to net realisable value	–	(1,250)	–	–	–	(1,250)
Impairment of intangibles	–	(298)	–	–	–	(298)
Loss on sale of investment property	–	(500)	–	–	–	(500)
Segment assets and liabilities						
Segment assets	2,608	110,064	–	22	11,562	124,256
Segment asset increases for the year:						
Capital expenditure	–	535	–	–	9	544
Included in segment assets are:						
Equity accounted associates	–	–	–	22	–	22
Reconciliation of segment assets to group assets						
Inter-segment elimination						–
Total group assets						124,256
Segment liabilities	27	47,754	–	–	178	47,959
Inter-segment elimination						–
Total group liabilities						47,959

REVENUE BY GEOGRAPHICAL REGION

Trinity Group operates in Australia only. The amount of revenue from external customers in Australia is \$19.5 million (2012: \$36.5 million).

ASSETS BY GEOGRAPHICAL REGION

The total of non-current assets other than financial instruments and deferred tax assets located in Australia is \$62.8 million (2012: \$92.5 million).

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

FOR THE YEAR ENDED 30 JUNE 2013

4. DISTRIBUTIONS/DIVIDENDS

Details of dividends and distributions proposed or paid are:

	CENTS PER SECURITY	TOTAL AMOUNT \$'000	DATE OF PAYMENT	FRANKED TAX RATE	% FRANKED
2013					
Dividends/distributions recognised in the current year					
NIL	–	–	–	30%	–
2012					
Dividends/distributions recognised in the current year					
NIL	–	–	–	30%	–

5. EVENTS SUBSEQUENT TO BALANCE DATE

At the date of Trinity Group's 2013 Financial Report (26 August 2013) Trinity Group has bought back 6,381,569 securities at a cost of \$1.6 million as part of the on-market buyback program.

There have been no 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.

DIRECTORS' DECLARATION

FOR THE YEAR ENDED 30 JUNE 2013

The directors of Trinity Limited and Trinity Investment Management Limited as Responsible Entity for Trinity Stapled Trust declare that in their opinion, the concise financial report of Trinity Group and the Trust for the year ended 30 June 2013 as set out on pages 12 to 44 complies with Accounting Standard AASB 1039 *Concise Financial Reports*.

The concise financial report is an extract from the full financial report for the year ended 30 June 2013. The financial statements and specific disclosures included in the concise financial report have been derived from the full financial report.

The concise financial report cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the consolidated entity as the full financial report, which is available on request.

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 this 17th day of September 2013.

INDEPENDENT AUDITOR'S REPORT



Tel: +61 7 3237 5999
Fax: +61 7 3221 9227
www.bdo.com.au

Level 10, 12 Creek Street
Brisbane QLD 4000
GPO Box 457 Brisbane QLD 4001
Australia

INDEPENDENT AUDITOR'S REPORT

To the securityholders of Trinity Group

Report on the Concise Financial Report

Trinity Group ("Trinity Group") comprises both Trinity Limited ("The Parent") 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 concise financial report of Trinity Group which comprises the statements of financial position as at 30 June 2013, the statements of profit or loss and other comprehensive income, the statements of changes in equity and the statements of cash flows for the year then ended, and related notes, derived from the audited financial report of Trinity Group for the year ended 30 June 2013. The concise financial report does not contain all the disclosures required by the Australian Accounting Standards and accordingly, reading the concise financial report is not a substitute for reading the audited financial report.

Directors' Responsibility for the Concise Financial Report

The directors are responsible for the preparation of the concise financial report in accordance with Accounting Standard AASB 1039 *Concise Financial Reports*, and the *Corporations Act 2001*, and for such internal control as the directors determine are necessary to enable the preparation of the concise financial report.

Auditor's Responsibility

Our responsibility is to express an opinion on the concise financial report based on our procedures which were conducted in accordance with Auditing Standard ASA 810 *Engagements to Report on Summary Financial Statements*. We have conducted an independent audit, in accordance with Australian Auditing Standards, of the financial report of the Trinity Group for the year ended 30 June 2013. We expressed an unmodified opinion on that financial report in our report dated 26 August 2013. The Australian Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report for the year is free from material misstatement.

An audit involves performing procedures to obtain evidence about the amounts and disclosures in the concise financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the concise financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the concise 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. Our procedures included testing that the information in the concise financial report is derived from, and is consistent with, the financial report for the year, and examination on a test basis, of audit evidence supporting the amounts and other disclosures which were not directly derived from the financial report for the year. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report complies with AASB 1039 *Concise Financial Reports*.

BDO Audit Pty Ltd ABN 33 134 022 870 is a member of a national association of independent entities which are all members of BDO Australia Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO Audit Pty Ltd and BDO Australia Ltd are members of BDO international Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms.



The concise financial report and the audited financial report do not reflect the effect of events that occurred subsequent to the date of the auditor's report on the audited financial report.

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

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of both Trinity Limited and Trinity Investment Management Limited, would be in the same terms if given to the directors as at the time of this auditor's report.

Opinion

In our opinion, the concise financial report of Trinity Group for the year ended 30 June 2013 complies with Accounting Standard AASB 1039 *Concise Financial Reports*.

Report on the Remuneration Report

The following paragraphs are copied from our Report on the Remuneration Report for the year ended 30 June 2013.

Report on the Remuneration Report

We have audited the Remuneration Report included in pages 19 to 23 of the directors' report for the year ended 30 June 2013. The directors of the company 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 2013 complies with section 300A of the *Corporations Act 2001*.

BDO Audit Pty Ltd

Kim Colyer

Director

Brisbane, 17 September 2013

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SECURITYHOLDER INFORMATION

Additional information required by the Australian Securities Exchange (ASX) and not disclosed elsewhere in this report is set out below, as at 9 September 2013.

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
Kingsley Developments Pty Ltd	22,118,029	15.44
Lochinvar Pastoral Company Pty Ltd <CA Morton Super Fund A/C>	20,434,496	14.27
mCap Pty Ltd <The Frandola Family A/C>	13,846,386	9.67
Aust Executor Trustees Ltd <Lanyon Aust Value Fund>	9,082,652	6.34
Sir John Allan Stewart Pidgeon	9,000,000	6.28
BNP Paribas Noms Pty Ltd <DRP>	7,838,141	5.47
Mercantile Investment Company Ltd	6,237,289	4.36
Jesmond Capital Pty Ltd <Lochmort Family A/C>	4,750,000	3.32
HSBC Custody Nominees (Australia) Limited	3,913,447	2.73
ABN Amro Clearing Sydney Nominees Pty Ltd <Custodian A/C>	2,099,124	1.47
McNeil Nominees Pty Limited	1,909,513	1.33
RBC Investor Services Australia Nominees Pty Limited <BKCUST A/C>	1,762,385	1.23
Berne No 132 Nominees Pty Ltd <52293 A/C>	1,500,000	1.05
UBS Wealth Management Australia Nominees Pty Ltd	1,383,251	0.97
Mr Andrew Rudolph Sypkes & Mrs Elizabeth Anne Sypkes <RR & EA Sypkes Super A/C>	1,149,490	0.80
Horrie Pty Ltd	1,122,649	0.78
J J N A Super Pty Ltd <Chatterton Family Super A/C>	1,000,000	0.70
Mercantile Investment Company Ltd	907,969	0.63
Mrs Louise Jayne Maggacis	850,000	0.59
Worldwide Finances Holding Pty Limited <The Arijambi S/F A/C>	845,746	0.59

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	164	54,386
1,001 – 5,000	222	693,314
5,001 – 10,000	193	1,519,843
10,001 – 100,000	475	15,723,944
100,001 and Over	73	125,225,479
TOTAL	1,127	143,216,966

The number of securityholders holding less than a marketable parcel is 203.

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 9 September 2013 are:

HOLDER	NO.	PERCENTAGE
Lochinvar Pastoral Company Pty Ltd and associated entities	39,030,882	27.25
Kingsley Developments Pty Ltd and associated entities	31,118,029	20.90
Aust Executor Trustees Ltd <Lanyon Aust Value Fund>	9,082,652	6.34
AMP Limited and its related bodies corporate	7,838,141	5.47

ON-MARKET BUYBACK

On 19 June 2013 Trinity Group securityholders gave approval for an on-market buyback of up to 10% of issued capital. The buyback is currently in progress and in the period to 26 August 2013, a total of 6,381,569 securities were bought back for consideration of \$1.6 million.

VOTING RIGHTS

Trinity has only stapled securities on issue. Each stapled security carries the right to vote at any Members' meeting.

KEY REPORTING EVENTS

Lodgement of Appendix 4E Full Financial Results with ASX	26 August 2013
Lodgement of the Annual Report with ASX	27 September 2013

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 Financial Reports 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.

Securityholders who wish to receive all securityholder communication via email, such as notice of meetings and other advices, should contact Trinity's registry, Link Market Services on 1300 554 474.

SECURITY PRICE

The security price can be 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

BDO AUDIT PTY LTD

Level 10, 12 Creek Street

Brisbane QLD 4000

Tel: +61 7 3237 5999

Fax: +61 7 3221 9227

LAWYERS

MCCULLOUGH ROBERTSON

Level 11, 66 Eagle Street

Brisbane QLD 4000

Tel: +61 7 3233 8888

Fax: +61 7 3229 9949

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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