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Chairman's address

**Annual General Meeting
of Trinity Limited (ACN 110 831 288)**

and a Meeting of Members of the Trinity Stapled Trust (ARSN 111 389 596)

Thursday 24 November 2011 at 10.00am
The Strand Event Centre, 123 Eagle Street, Brisbane

My name is Brett Heading and I am Chairman of Trinity Limited and Trinity Investment Management Limited (TIML), the responsible entity for the Trinity Stapled Trust (ASX: TCQ).

When Chris Morton and I joined the board on 21 August 2009, some commentators at the time questioned our respective levels of sanity and risk appetite. The last two years have certainly proved to be eventful. During that period we have seen multiple litigation actions, drama and intrigue (amongst other things), all of which were not particularly helpful to a micro cap on a survival path.

Looking back over the tumultuous last two years, there are many things we would have done differently if given the chance again but I doubt whether there would have been any material difference in the NTA outcome that we would have achieved today. The actions of the board at the time were constrained by bank covenants, equity market conditions, a weak property market and determined (and in some cases difficult) counterparties.

At the end of the day our board kept it simple and took what it considered to be the necessary steps which it believed would ultimately maximise the position of securityholders. We will continue to use that test in deliberating on the future strategy for Trinity.

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

I am particularly pleased to say that the business has stabilised immeasurably over the past 12 months with many long-standing, and some potentially fatal, issues for our company being resolved during the year in ways that preserved the business as a going concern.

This Board's priorities since September 2009 have been to get the business back on track, based on four key principles – stabilise the business, resolve historical issues, secure the value and rationalise the operations and business structure.

Details of the key components for each of these principles are outlined in our AGM presentation.

I will now take you through how we have addressed issues through these priorities and our achievements in doing so by referring to the presentation.

One of the most rewarding achievements for Trinity over the past 12 months was the settlement with Don O'Rorke and some of the project partners. As I have talked about publicly in the past, there were lengthy consultations and discussions over many months between Trinity and the independent Trinity Funds Management Limited (TFML) directors before they gave approval to the terms of the settlement in relation to the funds managed by TFML.

I would also like to expand further on several other notable matters since the last AGM.

As I have already touched on, subsequent to balance date, Trinity sold its 50% interest in Trinity Funds Management Limited to LaSalle Investment Management (LaSalle) along with certain assets of Trinity Funds Management Services Pty Ltd and all of Trinity Group's holdings in Trinity Property Trust. This transaction settled on 1 August 2011 and resulted in Trinity realising approximately \$19.8 million in net cash proceeds.

The investment in TFML was clearly in serious jeopardy in July 2009 when a number of institutional investors indicated that it may seek the removal of TFML as manager of TPT which would have effectively rendered the investment worthless. Trinity has since realised approximately \$9.175m for the business through the sales to Clarence Property Corporation and LaSalle since May 2010 which is an outstanding result given the challenges the Group has faced in relation to the business.

As a result of the settlement of the O'Rorke matters in April earlier this year, together with the on-market buy-back program announced in September, securities on issue in the Group have reduced through cancellation from 231 million to 193 million or 16%. The accretive impact this will have on NTA per security will benefit all remaining securityholders.

Additionally, Trinity refinanced its banking facilities with the National Australia Bank, its principal financier, in August for a further 12 months with the facilities now due to expire on 30 April 2013. I am very pleased to say that Trinity was in compliance with all financial covenants at 30 June 2011 and currently has a Loan to Value ratio (LVR) of 50%, which is a vast improvement on the LVR when I first joined the Board at around 80%. I would also like to acknowledge the continuing strength of our relationship with NAB and their ongoing support to our management and board.

What we have achieved in the last 12 months goes some way to explaining the 27 board meetings that have been held since last year's AGM. And whilst some of the issues listed above may appear to have been less fatal to the business than in the past I can assure you the small board and management team were kept active during the year.

Financial Results

Our Board is very pleased to report a return to profit for the 2011 financial year.

Our result for the year ended 30 June 2011 is a net profit after tax of \$14.89 million. This compares to an operating loss of \$50.33 million for the previous financial year ended 30 June 2010 and an operating loss of \$225.89 million for the prior financial year to that.

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

Trinity started the year with an NTA of 19.6 cents per security and a share price of 6 cents on 1 July 2010. Trinity concluded the year with a 30 June 2011 NTA of 28.6 cents and a share price of 18 cents.

Unfortunately, this share price movement is of little or no consolation to our long standing securityholders as you have suffered a serious loss over the last three years. It is however more likely to be a rewarding result for many of our securityholders who bought in over the last 12 to 18 months.

Outlook

For some time now the Board has been deliberating on the future of Trinity, although there have been some major distractions to this process over the past 12 months.

I would like to remind securityholders that all of the actions taken by the Board to date have been designed to maximise security holder value and all future deliberations on strategy will be done using the same philosophy.

We are not in a position today to make any announcement as to the future of Trinity but, subject to opportunities, hope to be able to do so by the end of the 2012 financial year. With the initial buyback of 5% having been completed, NAB being comfortable with our LVR with further asset value activities being undertaken on 308 Queen Street and a sales program continuing with Lorne and Richlands there is no immediate need to make a decision as all of these actions are in the view of the Board enhancing shareholder value in the meantime.

Finally I take this opportunity to publicly thank my fellow directors Deputy Chairman Chris Morton and Richard Friend, our CEO Craig Bellamy and our two Company Secretaries and CFOs during the period, Laura Fanning and Janita Robba, for another strong performance in FY11.

Thank you.