

MPG

funds
management

forecast income of
7.25%¹ pa
paid quarterly

MPG Retail Brands Property Trust

Looking for
sustainable
income with the
potential for
capital growth?

An opportunity to invest in a diversified portfolio of quality property tenanted by some of Australia's best known retail brands.

- ✓ forecast cash return 7.25% pa¹ paid quarterly
- ✓ diversified portfolio
- ✓ secure leases to big brand tenants
- ✓ high levels of tax deferred income in initial years



PROPERTY PORTFOLIO



SEACREST SHOPPING CENTRE

Address 75 Barrett Drive
Geraldton, Western Australia

Major Tenants Woolworths
BWS
Friendlies Pharmacy

NLA 4,713 sqm

Valuation \$14,800,000

WALE 9.5 years

Portfolio weighting 12.8%



BEAUDESERT CENTRAL

Address 125 Brisbane Road
Beaudesert, Queensland

Major Tenants Woolworths
Amcal
Subway

NLA 4,453 sqm

Valuation \$16,850,000

WALE 5.87 years

Portfolio weighting 14.6%



ROCKS CENTRAL

Address 255-279 Gregory Street
South West Rocks, NSW

Major Tenants Coles
Liquorland
The Reject Shop

NLA 4,457 sqm

Valuation \$10,550,000

WALE 2.8 years

Portfolio weighting 9.2%



COLES MOSS VALE

Address 13-19 Kirkham Street
Moss Vale, NSW

Major Tenant Coles

NLA 2,500 sqm

Valuation \$9,700,000

WALE 5.7 years

Portfolio weighting 8.4%

Disclaimer: An investment in the MPG Retail Brands Property Trust (the Trust) may only proceed on an application form attached to the Product Disclosure Statement (PDS) dated 24 June 2019 issued by MPG Funds Management (MPG) AFSL No 227 114. This brochure is general product advice only and has been prepared without taking into account your personal circumstances, objectives, financial situation or needs. In deciding whether to invest in the Trust you should consider and read carefully the PDS and consider seeking the advice of a licensed financial adviser before making an investment decision. Your investment may be subject to investment risk. Neither MPG nor any member of the MPG Group guarantees the return on your investment, or the gain or repayment of capital. Your investment does not represent deposits or other liabilities of the MPG Group.

PROPERTY PORTFOLIO



VILLAGE LAKESIDE SHOPPING CENTRE

Address 9 Lakeside Boulevard
Pakenham, Victoria

Major Tenants Coles
Bottle-O
Brumby's Bakery

NLA 3,651 sqm

Valuation \$19,000,000

WALE 1.8 years

Portfolio weighting 16.5%



HOMECENTRAL WARRNAMBOOL

Address 82 Raglan Parade
Warrnambool, Victoria

Major Tenants Bunnings
Rebel Sport
Forty Winks

NLA 13,355 sqm

Valuation \$18,500,000

WALE 3.9 years

Portfolio weighting 16.0%



TARGET KADINA

Address 6-8 Railway Tce, Kadina

Major Tenant Target

NLA 3,306 sqm

Valuation \$5,900,000

WALE 4.3 years

Portfolio weighting 5.1%



AND INTERESTS IN OTHER PROPERTY TRUSTS

The Trust also has interests in other MPG Property Trusts containing:

Bunnings Kingston, Kingston Tasmania

Seaford Meadows Shopping Centre, Seaford Meadows SA

Chirnside Homemaker Centre, Chirnside Park Vic

Mildura Homemaker Centre, Mildura Vic

which total 17.4% of the Trust's portfolio

Features and Benefits

A diversified portfolio of 11 Australian retail focused property investments

Attractive regular tax-advantaged returns – Forecast initial yield of 7.25%¹ pa to be paid quarterly. Depreciation and building allowances allow a high proportion of this income to be tax-advantaged.

Well-known brand name tenants – The initial portfolio contains brand name tenants that include: Bunnings, Coles, Woolworths, Target, & JB Hi-Fi amongst others.

Potential for capital growth – Long term population growth for many of the regions augur well for future price appreciation.

Defined Exit Strategy – The Trust has a defined exit strategy with 3 years remaining on the current term.

McMullin Group co-investment – To ensure investor interests are aligned.

Experienced manager with a proven track record – The RE, MPG Funds Management Ltd and parent entity McMullin Group have over 40 years of commercial property investment, management and development experience.

Reduced capital volatility – Australian direct property has historically experienced lower volatility than listed Australian and international shares and REIT's.

Risks

The risks are typical of those that would apply to investments in real property and in units in property trusts, including the existing loan possibly requiring repayment before the end of the initial term. Key risks are detailed in the PDS.

Target Investors

Investors seeking regular and stable income with tax benefits and the potential for capital growth such as Self Managed Superannuation Funds, Private investors and retirees.

What else should I know?

Minimum Investment \$10,000 with units at an application price of \$1 per unit.

The Offer will close on 30 June 2020 which can be changed by the RE without notice.



**TO REQUEST A COPY OF THE PDS
OR IF YOU HAVE ANY QUESTIONS
PLEASE CONTACT US**

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