

MPG

funds
management

®

forecast income of
7.05%¹ pa
paid quarterly

MPG Regional Cities Property Trust

Looking for
sustainable
income with the
potential for
capital growth?

An opportunity to invest in a diversified portfolio of social infrastructure properties located in some of Australia's fastest growing regional cities.

- ✓ 13 properties 100% leased
- ✓ predominantly government tenants
- ✓ only \$10,000 minimum investment
- ✓ high levels of tax-deferred income in initial years



INITIAL PORTFOLIO



APVMA BUILDING - ARMIDALE

Address	91 Beardy St, Armidale NSW		
Tenants	Australian Pesticides and Veterinary Medicine Authority - DHS		
NLA	2,745 sqm		
Valuation	\$15,900,000		
WALE	15 years	Portfolio %	18.2



THE EPA OFFICE - TRARALGON

Address	8-12 Seymour St, Traralgon Vic		
Tenants	Environment Protection Authority Department of Health and Human Services		
NLA	2,619 sqm		
Valuation	\$12,000,000		
WALE	5.7 years	Portfolio %	13.8



TOOWOOMBA OFFICE BUILDING

Address	146 Herries St, Toowoomba Qld		
Tenants	NDIS agency Department of Environment and Science		
NLA	1,615 sqm		
Valuation	\$7,500,000		
WALE	3.0 years	Portfolio %	8.7



GROVEDALE CHILDCARE CENTRE - GEELONG

Address	136-142 Bailey St, Grovedale, Geelong Vic		
Tenants	Think Childcare (ASX listed)		
NLA	713 sqm		
Valuation	\$6,300,000		
WALE	12.7 years	Portfolio %	7.2



96-98 PALL MALL - BENDIGO

Address	96-98 Pall Mall, Bendigo Vic		
Tenants	Centre for Non Violence, Zambrero, Honeyeaters Hair Salon		
NLA	1,448 sqm		
Valuation	\$6,450,000		
WALE	5.8 years	Portfolio %	7.4



CENTRELINK AND MEDICARE OFFICES, WOODRIDGE

Address	21 Station St, Woodridge Qld		
Tenants	Department of Human Services, Qld Government, Ted Noffs Foundation		
NLA	3,830 sqm		
Valuation	\$14,250,000		
WALE	3.41 years	Portfolio %	16.3



CENTRELINK AND MEDICARE OFFICES, NEWCASTLE

Address	70 Robert St, Wallsend, Newcastle NSW	
Tenant	Department of Human Services	
NLA	1,204 sqm	
Valuation	\$6,300,000	
WALE	2.8 years	Portfolio % 7.2



CENTRELINK AND MEDICARE OFFICES, HERVEY BAY

Address	6-10 Hunter St, Hervey Bay Qld	
Tenant	Department of Human Services	
NLA	1,097 sqm	
Valuation	\$4,200,000	
WALE	4.0 years	Portfolio % 4.8



CENTRELINK AND MEDICARE OFFICES, MARYBOROUGH

Address	207-215 Lennox St, Maryborough Qld	
Tenant	Department of Human Services	
NLA	964 sqm	
Valuation	\$4,000,000	
WALE	3.7 years	Portfolio % 4.6



CENTRELINK AND MEDICARE OFFICES, ECHUCA

Address	69 Heygarth St, Echuca Vic	
Tenant	Department of Human Services	
NLA	970 sqm	
Valuation	\$3,850,000	
WALE	3.4 years	Portfolio % 4.4



CENTRELINK AND MEDICARE OFFICES, MORWELL

Address	6-12 Chapel St, Morwell Vic	
Tenant	Department of Human Services	
NLA	2,273 sqm	
Valuation	\$6,500,000	
WALE	6.5 years	Portfolio % 7.4



CHILD SAFETY SERVICE BUILDING, IPSWICH

Address	18-24 Brisbane St, Ipswich, Queensland	
Tenant	Queensland Government - Department of Child Safety	
NLA	1,807 sqm	
Valuation	\$8,850,000	
WALE	4.2 years	Portfolio % 8.8



CENTRELINK, MEDICARE, NDIS AND FAMILY SERVICES, MOREE

Address	9-12 Auburn St, Moree, New South Wales	
Tenant	Commonwealth of Australia - Centrelink and Medicare State Government of NSW - Department of Child Services	
NLA	1,512 sqm	
Valuation	\$4,100,000	
WALE	2.1 years	Portfolio % 4.2

Features and Benefits

A diversified investment of thirteen regional properties

Social infrastructure (predominantly government) tenants – the portfolio contains 13 properties Forecast initial yield of 7.05%¹ pa to be paid quarterly. Depreciation and building allowances allow a high proportion of this income to be tax-advantaged.

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

Moderate gearing – Anticipated to be 45% of gross asset with at least 50% being hedged.

Defined exit strategy – The Trust has a defined exit strategy at 7 years.

Experienced manager with a proven track record – MPG Funds Management Ltd has significant commercial property investment, management and development experience. MPG has more than \$705 million of Funds Under Management.

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

Risks

The risks are typical of those that would apply to investments in real property and in units in property trusts. Key risks are outlined in the Product Disclosure Statement.

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 31 July 2020, which can be changed without notice.



To request a copy of the PDS or if you have any questions please contact:

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Disclaimer: An investment in the MPG Regional Cities Property Trust (the Trust) may only proceed on an application form attached to Product Disclosure Statement (PDS dated 8 April 2020 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 carefully read 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.

¹ Please see the PDS for important information on all financial forecasts (which are not guaranteed to occur)

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