



forecast income of  
**7.05%<sup>1</sup> pa**  
paid quarterly

# MPG Regional Cities Property Trust

Looking for  
sustainable  
income with the  
potential for  
capital growth?

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

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



# Portfolio



## APVMA Building - Armidale

Address	91 Beardy St, Armidale NSW
Tenants	Australian Pesticides and Veterinary Medicine Authority and DHS
NLA	2,745 sqm
Valuation	\$16,600,000
Portfolio %	11.9



## The EPA Office - Traralgon

Address	8-12 Seymour St, Traralgon VIC
Tenants	EPA and DHHS
NLA	2,619 sqm
Valuation	\$12,450,000
Portfolio %	9.0



## Toowoomba Office Building

Address	146 Herries St, Toowoomba QLD
Tenants	QLD Government - NDIS and Department of Environment and Science.
NLA	1,615 sqm
Valuation	\$8,100,000
Portfolio %	5.9



## Think Childcare Centre - Geelong

Address	136-142 Bailey St, Grovedale, Geelong VIC
Tenants	Think Childcare (ASX listed)
NLA	713 sqm
Valuation	\$6,750,000
Portfolio %	4.9



## Centre for Non-Violence - Bendigo

Address	96-98 Pall Mall, Bendigo VIC
Tenants	Centre for Non-Violence, Zambrero, and Honeyeaters Hair Salon
NLA	1,448 sqm
Valuation	\$7,300,000
Portfolio %	5.3

# Portfolio



## Centrelink and Medicare Offices - Woodridge

Address	21 Station St, Woodridge QLD
Tenants	Department of Human Services, QLD Government and Ted Noffs Foundation
NLA	3,830 sqm
Valuation	\$15,800,000
Portfolio %	11.2



## Centrelink and Medicare Offices - Newcastle

Address	70 Robert St, Wallsend, Newcastle NSW
Tenants	Department of Human Services
NLA	1,204 sqm
Valuation	\$6,500,000
Portfolio %	4.7



## Centrelink and Medicare Offices - Hervey Bay

Address	6-10 Hunter St, Hervey Bay QLD
Tenants	Department of Human Services
NLA	1,097 sqm
Valuation	\$4,300,000
Portfolio %	3.1



## Centrelink and Medicare Offices - Maryborough

Address	207-215 Lennox St, Maryborough QLD
Tenants	Department of Human Services
NLA	964 sqm
Valuation	\$4,100,000
Portfolio %	3.0



## Centrelink and Medicare Offices - Echuca

Address	69 Heygarth St, Echuca VIC
Tenants	Department of Human Services
NLA	970 sqm
Valuation	\$4,100,000
Portfolio %	3.0

# Portfolio



## Centrelink and Medicare Offices - Morwell

Address	6-12 Chapel St, Morwell VIC
Tenants	Department of Human Services
NLA	2,273 sqm
Valuation	\$6,950,000
Portfolio %	4.9



## Child Safety Service Building - Ipswich

Address	18-24 Brisbane St, Ipswich, QLD
Tenants	QLD Government - Department of Child Safety
NLA	1,807 sqm
Valuation	\$9,000,000
Portfolio %	6.4



## Centrelink and Medicare Offices - Moree

Address	9-12 Auburn St, Moree, NSW
Tenants	Centrelink, Medicare, NDIS and DHHS
NLA	1,512 sqm
Valuation	\$4,600,000
Portfolio %	3.0



## Dept of Corrective Services - Beenleigh

Address	96 George St, Beenleigh, QLD
Tenants	QLD Government - Department of Corrective Services
NLA	1,098 sqm
Valuation	\$7,000,000
Portfolio %	5.1

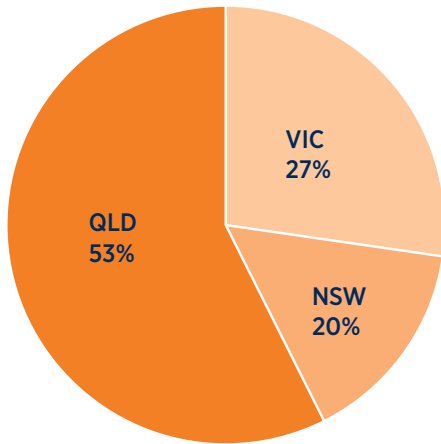


## Citypoint QLD Government - Townsville QLD

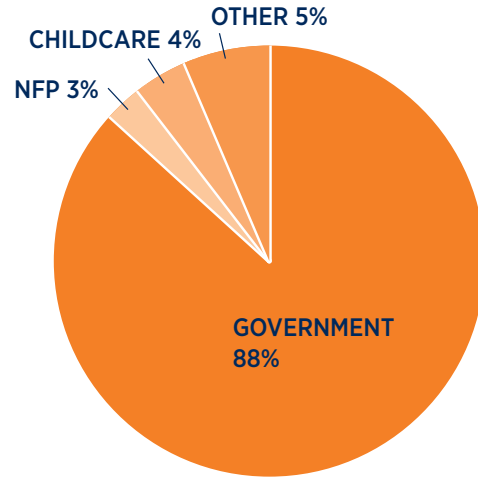
Address	101 Sturt St, Townsville QLD
Tenants	QLD Government - Queensland Police, Department of Housing & Queensland Emergency Services
NLA	5,047 sqm
Valuation	\$26,000,000
Portfolio %	18.8

# Property Snapshot

Geographical Diversification by State



Government Vs Non Government Tenants



Property Locations



## Features and Benefits

A diversified investment of fifteen predominantly government tenanted

Social infrastructure (predominantly government) tenants – the portfolio contains 15 properties.

Forecast initial yield of 7.05%<sup>1</sup> 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 with 5 years remaining.

Experienced manager with a proven track record – MPG Funds Management Ltd has significant commercial property investment, management and development experience. MPG has more than \$852 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 March 2022, which can be changed without notice.



To request a copy of the PDS or if you have any questions please contact us on:  
P: 1300 668 247  
E: [info@mpgfm.com.au](mailto:info@mpgfm.com.au)  
[mpgfm.com.au](http://mpgfm.com.au)



**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 1 June 2021 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.

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