

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 of 9 properties
- ✓ secure leases to big brand tenants
- ✓ high levels of tax deferred income in initial years



Portfolio



Village Lakeside Shopping Centre

Address	9 Lakeside Boulevard, Pakenham, VIC
Tenants	Coles, Bottle-O, Advantage Pharmacy
NLA	3,651 sqm
Valuation	\$23,250,000
WALE	5.1 years
Portfolio %	17.5



HomeCentral Warrnambool

Address	82 Raglan Parade, Warrnambool, VIC
Tenants	Bunnings, Rebel Sport, Forty Winks
NLA	13,355 sqm
Valuation	\$21,750,000
WALE	2.6 years
Portfolio %	16.4%



Seacrest Shopping Centre

Address	75 Barrett Drive, Geraldton, WA
Tenants	Woolworths, BWS, Friendlies Pharmacy
NLA	4,713 sqm
Valuation	\$14,800,000
WALE	7.7 years
Portfolio %	11.1



Beaudesert Central Shopping Centre

Address	125 Brisbane Road, Beaudesert, QLD
Tenants	Woolworths, Amcal, Subway
NLA	4,453 sqm
Valuation	\$17,500,000
WALE	4.3 years
Portfolio %	13.2



Sarina Village Shopping Centre

Address	4-20 Broad St, Sarina, QLD
Tenants	Woolworths, Cellabratons, Terry White Chemmart
NLA	3,354 sqm
Valuation	\$13,000,000
WALE	5.8 years
Portfolio %	9.8

Portfolio



Rocks Central Shopping Centre

Address	255-279 Gregory Street, South West Rocks, NSW
Tenants	Coles, Liquorland, The Reject Shop
NLA	4,457 sqm
Valuation	\$9,750,000
WALE	1.5 years
Portfolio %	7.3



Coles Moss Vale

Address	13-19 Kirkham Street, Moss Vale, NSW
Tenants	Coles
NLA	2,500 sqm
Valuation	\$9,800,000
WALE	3.9 years
Portfolio %	7.4



Nambour LFR

Address	1 Currie St, Nambour, QLD
Tenants	Supercheap Auto, SNAP Fitness, Ray White
NLA	2,155 sqm
Valuation	\$6,000,000
WALE	5.6 years
Portfolio %	4.5



Kmart Kadina

Address	6-8 Railway Tce, Kadina SA
Tenants	Kmart
NLA	3,306 sqm
Valuation	\$5,500,000
WALE	2.4 years
Portfolio %	4.2

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

- Bunnings Kingston, Kingston TAS
- Seaford Meadows Shopping Centre, Seaford Meadows SA
- Chirnside Homemaker Centre, Chirnside Park VIC
- Mildura Homemaker Centre, Mildura VIC

Features and Benefits	<p>A diversified portfolio of 9 Australian retail focused property investments</p> <p>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.</p> <p>Well-known brand name tenants – The portfolio contains brand name tenants that include: Bunnings, Coles, Woolworths, Kmart, & JB Hi-Fi amongst others.</p> <p>Potential for capital growth – Long term population growth for many of the regions augur well for future price appreciation.</p> <p>Defined exit strategy – The Trust has a defined exit strategy with 12 months remaining on the current term.</p> <p>McMullin Group co-investment - To ensure investor interests are aligned.</p> <p>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.</p> <p>Reduced capital volatility – Australian direct property has historically experienced lower volatility than listed Australian and international shares and REIT's.</p>
Risks	<p>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.</p>
Target Investors	<p>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.</p>
What else should I know?	<p>Minimum Investment \$10,000 with units at an application price of \$1 per unit.</p> <p>The Offer will close on 30 September 2021, which can be changed by the RE without notice.</p>



To request a copy of the PDS or if you have any questions please contact us on:
 P: 1300 668 247
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mpgfm.com.au



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 17 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 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.