

**MPG**funds  
management

®

ACN: 102 843 809 AFSL:227114

The Trust  
is targeting an  
**8.00%<sup>1</sup> pa forecast  
cash return** for the  
next financial year  
ending 30 June  
2021

# MPG INVESTMENT UPDATE

## Village Travel Centre Trust



Village Travel Centre at Chinchilla, QLD.

We are pleased to provide you with an update to the Information Memorandum (IM) of the Village Travel Centre Trust (Trust) dated 25 June 2014. This Investment Update is issued by MPG Funds Management Ltd (MPG) (AFSL 227114, ACN 102 843 809) in its capacity as Trustee for the Trust and should be read in conjunction with the IM.

### Village Travel Centre

30-50 Warrego Hwy,  
Chinchilla, Queensland

The Village Travel Centre Trust consists of a 1,691 sqm mixed use convenience retail centre consisting of a Caltex Service station, food and beverage operators such as KFC, The Coffee Club, Bottlemart and Subway and 312 sqm of upstairs commercial office space, located in Chinchilla (QLD).

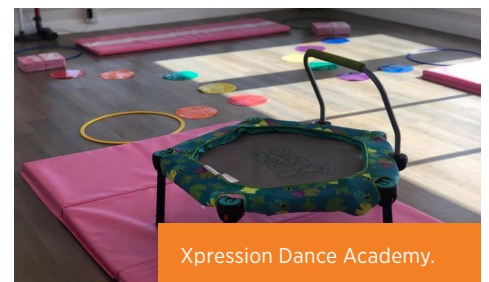
We sympathise with all people affected by the current COVID-19 pandemic. During the crisis we have been in constant contact with all

specialty tenants to alleviate any of their concerns and to help them through this difficult time. For those affected we have provided rent relief in accordance with the Federal Government's Mandatory Code of Conduct. We applaud all of our tenants and their retail staff for their efforts during this difficult period.

During the year we welcomed Xpression Dance Academy to the upstairs office space and are working with our leasing agents to fill the remaining three upstairs vacant office areas and a food operator tenancy on the ground level.

The greater Chinchilla region is set to benefit from a recently approved 400MW solar farm that is due to commence construction shortly and is anticipated to create new jobs and increase demand for office space in the region.

Despite the rent relief offered to specialty tenants, the Trust has achieved its forecast cash return of 8.00% for the year ended 30 June 2020 as a result of lower than anticipated interest rates. The targeted cash return to investors for the year ending 30 June 2021 is also 8.00%.



Xpression Dance Academy.

# RG46 Best Practice Disclosure Principles

In September 2008 and updated in March 2012, the Australian Securities and Investment Commission issued Regulatory Guide 46 'Unlisted property schemes - improving disclosure for retail investors' (RG46). RG46 sets out six benchmarks and eight disclosure principles which, if followed, ASIC believes will help investors understand, compare and assess risks and returns across investments in unlisted property schemes.

Set out below is a table which lists each benchmark and disclosure principle. The information will be updated whenever there is a material change to the Trust and not less than each half year. Updated information will be available at [www.mpgfm.com.au](http://www.mpgfm.com.au).

Benchmarks		Benchmarks Met?
<b>1. Gearing Policy</b>	MPG maintains and complies with a written policy that governs the level of gearing at an individual credit facility level.	Yes
<b>2. Interest Cover Policy</b>	MPG maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.	Yes
<b>3. Interest Capitalisation</b>	Any interest expense of the Trust is not capitalised.	Yes
<b>4. Valuation Policy</b>	MPG maintains and complies with a written valuation policy in relation to the assets of the Trust.	Yes
<b>5. Related Party Transactions</b>	MPG maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.	Yes
<b>6. Distribution Practices</b>	The Trust will only pay distributions to Investors from its cash from operations (excluding borrowing) available for distribution.	Yes

## GEARING RATIO

This indicates the extent to which the Trust's property assets are funded by interest bearing liabilities. It gives an indication of the potential risks the Trust has in terms of its level of borrowings due to, for example, an increase in interest rates or reduction in property values. The gearing ratio is a risk factor that retail investors should weigh up against the Trust's rate of return.

The gearing ratio is 55% calculated by dividing total interest bearing liabilities by total assets.

## INTEREST COVER RATIO

This indicates the Trust's ability to meet its interest payments on borrowings from earnings. Interest cover measures the ability of the Trust to service interest on debt from earnings. It provides an indication of the Trust's financial health and is used to analyse the sustainability and risks associated with the Trust's level of borrowing.

The interest cover ratio is 2.63 times calculated by dividing EBITDA (earnings before interest, tax, depreciation and amortisation) by the interest expense.

## SCHEME BORROWINGS

This disclosure helps investors understand the significant risks associated with the Fund and the Trust as a result of borrowing as well as the maturity dates of borrowings.

Borrowing maturity and credit facility expiry profiles are important information where a Trust borrows to invest. Credit facilities that are due to expire within a relatively short time frame can be a significant risk factor, especially in periods where credit is more difficult and expensive to obtain. A failure to renew borrowing or credit facilities can adversely affect the Trust's viability. Breaches of a loan covenant may result in the lender being able to require immediate repayment of the loan or impose a freeze on further draw downs on the credit facility. Amounts owing to lenders and other creditors of the Trust rank before an investor's interests in the Trust.

The Trust has bank borrowings of \$6,285,000 which is secured against the property held by the Trust as a first ranking charge. The amount owing to lenders and other creditors rank before other investors in the Trust.

The LVR covenants of the loan are 65% of the value of the property and the Interest Cover Ratio covenant is 2.0 times. MPG confirms that the Trust is within these covenants and no breaches of these covenants have occurred to date. In the event that MPG is replaced as Trustee this will trigger a default event and the loan may be immediately due and payable to the lender.

The debt was rolled over until August 2021 with 64% of the debt hedged for this term.

## PORTFOLIO DIVERSIFICATION

This information addresses the Fund's investment practices and portfolio risk.

The quality of the property held by the Trust, including the quality of leases entered into over those properties, is a key element in the financial position and performance of the Trust. Generally, the more diversified the portfolio, the lower the risk that an adverse event affecting one property or one lease will put the overall portfolio at risk.

The property contained in the Trust is located in Chinchilla, Qld and is 83% occupied by net lettable area. The Trust has a weighted average lease expiry of 2.63 years. The property was most recently independently valued at \$11.19 million in March 2018.

## RELATED PARTY TRANSACTIONS

This will help Investors understand and assess the approach MPG takes to transactions between MPG and its related parties.

All related party transactions have been approved by the Board of Directors of MPG and are undertaken on an arm's length basis under normal terms and conditions. All related party transactions are outlined on page 38 of the IM.

MPG is in compliance with its stated policies and procedures for related party activities.

## DISTRIBUTION PRACTICES

This will help Investors understand how the Trust will help fund distributions to Unitholders and whether distributions are sustainable.

MPG will make distributions to Unitholders on a quarterly basis in arrears or such other time as MPG is permitted to do so under the Trust Deed. Anticipated distributions for future periods will be sourced from net Trust income. The distribution for the quarter ending 30 June 2020 is to be at the pro rata rate of 8.00% per annum.

## WITHDRAWAL ARRANGEMENTS

Information on how and when Investors may be able to exit their investment in the Trust.

The Trust Deed allows Unitholders to withdraw in limited circumstances. An investment in the Trust is to be considered illiquid. The Trust is to be considered a long term investment with an initial term of six years with the exit mechanism as outlined on page 13 of the IM. The Village Travel Trust will rollover in the March quarter 2021.

## NET TANGIBLE ASSETS

The net tangible assets (NTA) value disclosure gives investors information about the value of the tangible or physical assets of the Trust and is calculated as (Net Assets +/- other adjustments) divided by the number of units on issue.

Based on the most recent valuations the NTA of the Trust is \$1.01 per unit as at 30 June 2020.