

MPG

funds
management

®

forecast income of
6.25%¹ pa
paid quarterly

MPG Bulky Goods Retail Trust

Looking for
sustainable
income with the
potential for
capital growth?

- ✓ Forecast cash return 6.25% pa¹
paid quarterly
- ✓ Three quality large format
retail centres
- ✓ Secure leases to big brand tenants
- ✓ Tax deferred income in initial years

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





Chirnside Homemaker Centre

Address	282, Maroondah Highway, Chirnside Park, VIC
Tenants	JB Hi-Fi, Rebel Sport, Nick Scali, Petbarn
NLA	13,752 sqm
Valuation	\$57,500,000
WALE	3.10 years
Portfolio %	59.4%



Mildura Homemaker Centre

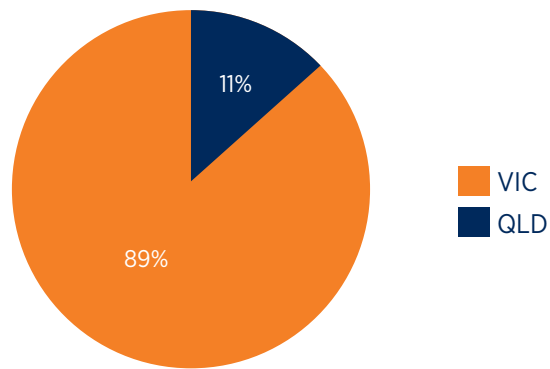
Address	Cnr Fifteenth St & Benetook Ave, Mildura, VIC
Tenants	Anaconda, Rebel Sport, Fantastic Furniture, Chemist Warehouse, United Petroleum
NLA	17,343 sqm
Valuation	\$27,500,000
WALE	3.60
Portfolio %	28.4%



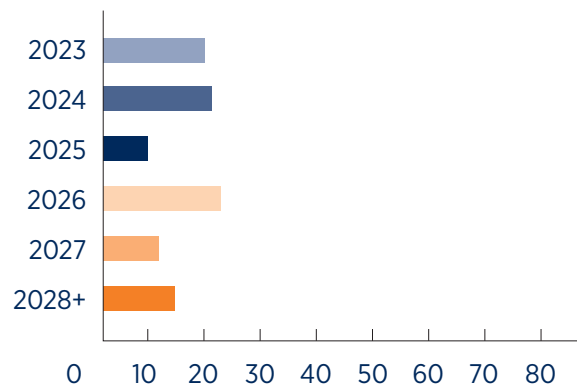
Browns Plains

Address	48 Browns Plains Rd, Browns Plains, QLD
Tenants	Petbarn and Fernwood Fitness
NLA	2,086 sqm
Valuation	\$11,500,000
WALE	5.6 years
Portfolio %	11.9%

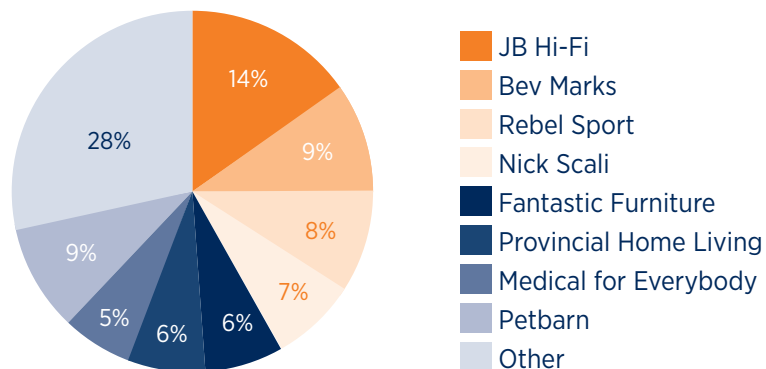
Geographical Diversification by State (Direct Interest)



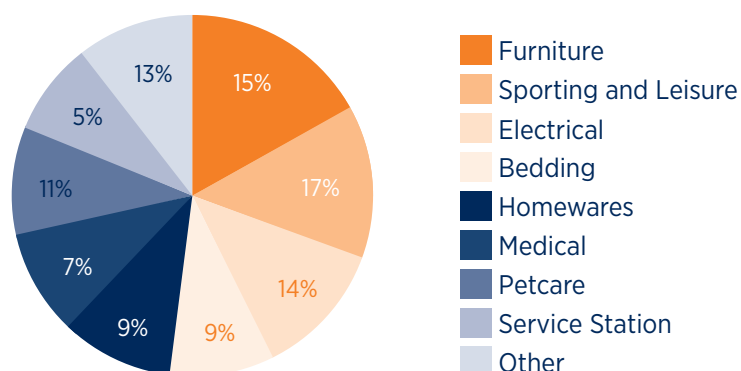
Lease Expiry by Gross Income



Tenant Diversification by Income



Tenant Diversification by Category



Features and Benefits	<p>Contains three large format retail properties with the provision to add further properties that meet strict investment criteria</p> <p>Attractive regular tax-advantaged returns – Forecast yield of 6.25%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 initial portfolio contains brand name tenants that include: JB- Hi-Fi, Anaconda, Rebel Sport, Nick Scali, Fantastic Furniture and Chemist Warehouse 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 of six years from 30 June 2022.</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 REITs.</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 \$3.35 per unit.</p> <p>The Offer will close on 31 December 2022, 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
E: info@mpgfm.com.au
mpgfm.com.au



Disclaimer: An investment in the MPG Bulky Goods Retail Trust (the Trust) may only proceed on an application form attached to the Product Disclosure Statement (PDS) dated 11 April 2022 issued by MPG Funds Management Ltd (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.¹ All forecasts contained in this flyer are estimates only and are not guaranteed to occur. Please refer to the PDS for forecast assumptions.