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MPG INVESTMENT UPDATE

MPG BW Port Macquarie Trust

The NTA of the Trust has increased from **\$0.95** to **\$1.13** per unit and forecast yield of **6%** was achieved.

Bunnings Warehouse continues trading strongly throughout the COVID-19 pandemic.

We are pleased to provide you with an update to the Information Memorandum (IM) of the MPG BW Port Macquarie Trust (Trust) dated 9 May 2018. 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.

Bunnings Port Macquarie

John Oxley Drive,
Port Macquarie, NSW.

The MPG Port Macquarie Trust consists of an 18,407 sqm Bunnings Warehouse with 2,400 sqm of additional specialty tenancies.

We sympathise with all people affected by the COVID-19 pandemic. During the crisis we have been in constant contact with all specialty tenants to alleviate 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. Whilst the specialty tenants including World Gym and Hastings Physio have been adversely affected, the Bunnings store continues to trade strongly during the current COVID-19 pandemic as a result of a changed environment

of people working from home and focusing on home improvements. We applaud all of our tenants and their retail staff for their efforts during this difficult period.

We are pleased to welcome Beacon Lighting who has leased the remaining retail space of 1,206 sqm. Beacon Lighting is Australia largest lighting retailer with 116 stores nationally and is a quality addition to the tenancy mix at the centre.

Due to a strong investment market for Bunnings anchored stores, the Directors' valuation of the Property increased from \$46.0 million to \$50.3 million and the NTA backing increased from \$0.95 to \$1.13 per Unit. This is a great result for all investors.

Despite the rent relief offered to specialty tenants, the Trust

has achieved its forecast cash return of 6.00% for the year ended 30 June 2021 as a result of lower than anticipated interest rates. The targeted cash return to investors for the year ending 30 June 2022 is 6.10%.



Welcome to new tenant, Beacon Lighting.

Investment Update Best Practice Disclosure Principles

As part of MPG's best practice policy we have set out six benchmarks and eight disclosure principles which, if followed, we believe 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 once a year. Updated information will be available at www.mpgfm.com.au.

Benchmarks		Benchmarks Met?
1. Gearing Policy	MPG maintains and complies with a written policy that governs the level of gearing at an individual credit facility level.	Yes
2. Interest Cover Policy	MPG maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.	Yes
3. Interest Capitalisation	Any interest expense of the Trust is not capitalised.	Yes
4. Valuation Policy	MPG maintains and complies with a written valuation policy in relation to the assets of the Trust.	Yes
5. Related Party Transactions	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
6. Distribution Practices	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 investors should weigh up against the Trust's rate of return.

The gearing ratio is currently 49% 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 for the period to 30 June 2021 was 2.74 times calculated by dividing EBITDA (earnings before interest, tax, depreciation and amortisation) by the interest expense for the period ended 30 June 2021.

SCHEME BORROWINGS

This disclosure helps investors understand the significant risks associated with 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 timeframe 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 drawdowns 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 \$25.45 million 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 covenant of the loan is 65% of the value of the property and the Interest Cover Ratio covenant is 2 times. MPG confirms that the current borrowings of the Trust are within these covenants and no breaches of these covenants have occurred to date. In the event that MPG is replaced as RE this will trigger a default event and the loan may be immediately due and payable to the lender.

PORTFOLIO DIVERSIFICATION

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

The quality of the properties 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 in this Trust is located in Port Macquarie, NSW. The property is occupied, with a rental guarantee, and has a weighted average lease expiry of 9.28 years.

The most recent Director's valuation puts Bunnings Port Macquarie at \$50.3 million.

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 47 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 ended 30 June 2021 will be 0.015 cents per unit.

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 seven years after practical completion with the exit mechanism as outlined on page 10 of the IM. The MPG BW Port Macquarie Trust will rollover in the June quarter of 2026.

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-Intangible Assets+ other adjustments) / number of Units on issue.

Based on the most recent financial statements as at 30 June 2021, the NTA is \$1.13 per unit.