

MPG

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forecast income of

4.25%¹ pa
paid quarterly

with a targeted
IRR of 7.00%¹

MPG BW Trust

An exciting opportunity to invest in a diversified portfolio of leading retail branded properties predominantly leased to Bunnings Group Limited.

Looking for
sustainable income
with the potential
for capital growth?

- ✓ Forecast cash return of 4.25%¹pa with a targeted IRR of 7.0%¹
- ✓ Diversified initial portfolio of 4 properties
- ✓ Open ended Trust with a mandate to add new Bunnings and other assets to grow the Trust
- ✓ High levels of tax-deferred income
- ✓ Wholesale investors only



Initial Property Portfolio



Bunnings Blacktown

Address	183 Reservoir Rd, Huntingwood, NSW
Tenants	Bunnings
NLA	17,168 sqm
Valuation	\$60,200,000
Portfolio %	45.6

- Trophy Bunnings site
- Located 34kms west of Sydney
- Over 100,000² resident with 5km radius
- Prominent position with access to M4 Western motorway and Great Western Highway



Bunnings Bundaberg

Address	30 Johanna Blvd, Kensington, QLD
Tenants	Bunnings
NLA	18,252 sqm
Valuation	\$46,000,000
Portfolio %	34.9

- One of the largest Bunnings stores in Australia (18,282sqm)
- Located 385kms north of Brisbane
- Population catchment over 90,000²
- Proposed stages 2, 3 & 4 to be developed in future years



Aldi West Melbourne

Address	512 Spencer St, West Melbourne, VIC
Tenants	Aldi
NLA	1,595 sqm
Valuation	\$14,650,000
Portfolio %	11.1

- Aldi operates over 570 stores nationally and employs over 13,500 staff
- Located 1.8kms NW of Melbourne CBD
- Resident population forecast to increase to 261,500² by 2030
- 11.2 yrs remaining on the current lease



Bunnings Young

Address	282 Boorowa St, Young, NSW
Tenants	Bunnings
NLA	5,842 sqm
Valuation	\$11,100,000
Portfolio %	8.4

- Purpose built for Bunnings with 5.7 yrs remaining
- Located 275kms south west of Sydney
- Agricultural town known as the Cherry Capital of Australia

Key Features and Benefits of the Offer

Features and Benefits

Open-ended Trust – The Trust is an open-ended Trust that targets investment in Australian commercial property predominantly leased to Bunnings Group Limited.

Potential future acquisitions – The Trust four initial assets include three that are wholly leased to Bunnings Group Limited and one leased to Aldi Foods Pty Limited. The Trust will target further acquisitions that at the time of acquisition will have leases of at least 7 years for Bunnings assets and over 10 years for other assets.

Attractive regular tax-advantaged distributions – Forecast initial yield of 4.25%¹ pa to be paid quarterly with a target 7.00%¹ IRR over the investment term. 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.

MPG Group co-investment – To ensure investor interests are aligned.

Defined exit strategy – The Trust has a defined exit strategy with a Liquidity Review Event at the end of four years (Nov 2028).

Reduced capital volatility – Australian direct property has historically experienced lower volatility than listed Australian and international shares and REIT's.

Risks

Investors seeking regular and stable income with tax benefits and the potential for capital growth.

Target Investors

Wholesale Investors seeking an investment opportunity in commercial property, who typically are seeking regular tax-advantaged income and who don't have the expertise, opportunity or time to undertake the projects themselves.

What else should I know?

Minimum Investment \$500,000 or \$250,000 for Professional or Sophisticated investors with an approved Accountants Certificate at an application price of \$2.26 per unit.

The Offer is open ended and targets the addition of new properties subject to the investment mandate of the Trust.



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



Disclaimer: An investment in the MPG BW Trust (the Trust) may only proceed on an application form attached to Information Memorandum (IM) dated 9 April 2025 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 IM 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 are estimates only and are not guaranteed to occur. Please refer to the IM for forecast assumptions.

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