

MPGfunds
management

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ACN: 102 843 809 AFSL:227114

The MPG BW Trust
was successfully
rolled over in
February 2020.

MPG INVESTMENT UPDATE

MPG BW Trust

Bunnings Warehouse at Bundaberg, QLD.

We are pleased to provide you with an update to the Information Memorandum (IM) of the MPG BW Trust (Trust) dated 25 June 2014 and updated 6 November 2020. 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 Bundaberg

30 Johanna Boulevard,
Kensington, Bundaberg, QLD.

Bunnings Blacktown

Cnr Great Western Highway and Oatley
Cl, Blacktown, NSW.

We are pleased to confirm that the MPG BW Trust was successfully rolled over in February 2021.

We welcome new investors to the Trust and thank those investors who have increased their holdings. We would also like to wish those investors who have exited the Trust at this point all the best with their future investment journey.

For those Unitholders that invested at inception and chose to exit at the rollover, they have enjoyed a six-year total return of \$2.28 for their initial \$1.00 invested constituting of a total distribution of \$0.48 and the final Withdrawal Price of \$1.80 per unit. This is an outstanding total return for investors and compares favorably to similar property Trusts over the same period.

The Withdrawal Price of \$1.80 was determined based on the Net Tangible

Asset Backing of the Trust at 31 December less anticipated selling costs.

The Net Tangible Asset Backing of the Trust was based on the Independent Valuations of the properties undertaken in the final quarter of 2020. Bunnings Blacktown was independently valued at \$39,000,000 using a capitalisation rate of 6% and Bunnings Bundaberg was independently valued at \$53,300,000 using a capitalisation rate of 5%. Please note in the Letter to investors dated 13 December 2020 that the Bunnings Bundaberg property was incorrectly noted as having an independent value \$39,500,000 at 6% yield and should have read \$39,000,000 at 6% yield.

This shows a significant increase on the Independent Values at inception being originally \$39,700,000 for Blacktown and \$33,650,000 for Bundaberg representing a combined \$18,950,000 increase in Independent Value.

An interim distribution was also paid to Investors from 1 January 2021 to the date of rollover representing the pro-rata distribution of profits for the period.

The Bunnings Warehouses at Bundaberg and Blacktown continue to perform to expectations and are both in good repair. Both properties are also 100% leased.

The debt facility of \$36,000,000 was successfully rolled over for a further three years until July 2023.

In accordance with the Long Term Investment Strategy of the Trust, the Trust is targeting further acquisitions that are expected to provide enhanced distribution income and the potential for capital growth. Targeted Bunnings assets will have a minimum remaining lease term of seven years, whilst non-Bunnings assets will have a remaining lease term of ten years. We are currently undertaking due diligence on a number of opportunities and hope to make a further announcement shortly.

Thanks for your investment in the MPG BW Trust.

The forecast distribution for the year ending 30 June 2021 is anticipated to increase to \$0.08 cents per unit per annum.

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.

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 retail investors should weigh up against the Trust's rate of return.

The gearing ratio is currently 39% 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 3.8 times calculated by dividing EBITDA (earnings before interest, tax, depreciation and amortisation) by the interest expense. This is well in excess of the banking covenant at 2.0 times.

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 currently has borrowings of \$36,000,000 and this loan is secured against the properties 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 60% of the value of the properties and the Interest Cover Ratio covenant is 2.0 times. MPG confirms that 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.

The debt was rolled over for a 3 year term in June 2020 with 75% of the debt hedged under a swap arrangement that expires in April 2022. The debt is not due for repayment until July 2023.

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 Trust is 100% occupied and has a weighted average lease expiry of 6.08 years. The properties are located in Blacktown NSW (56.6%) and Bundaberg Qld (43.4%) by value.

The properties contained in the Trust have a combined value of \$92.3 million. Bunnings Blacktown was most recently valued with an independent valuation of \$53.3 million in November 2020, and Bunnings Bundaberg was valued with an independent valuation of \$39 million in November 2020.

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 51 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 2021 will be \$0.02 per unit representing a pro-rata return of \$0.08 per unit 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 seven years with the exit mechanism as outlined on page 11 of the IM. The MPG BW Trust was successfully rolled over for a further four year term in November 2020.

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 unaudited financial statements as at 31 December 2020, the NTA is \$1.86 per unit.