

forecast income of
6.00%¹ pa
paid quarterly

MPG Hardware Trust

Looking for
tax-advantaged
income with the
potential for
capital growth?

- ✓ Forecast regular quarterly income of 6.00%¹ pa
- ✓ Quality key tenants comprising Super Cheap Auto, BCF, Forty Winks and Choice The Discount Store
- ✓ Wholesale Investors Only

An exciting opportunity to invest in a recently completed large format retail centre located in a growing region of Victoria.



Key Features and Benefits of the Offer

Features and Benefits

A 3,597sqm¹ large format retail centre – A new capital raising to fund the internal redevelopment of an existing property that will contain four specialty tenancies, in the growing region of Wonthaggi in Victoria.

National tenants on long-term leases – Leases to Super Cheap Auto and BCF (subsidiaries of ASX listed Super Retail Group) were secured for 7 year terms until December 2031 (plus 5 year options). Leases have also been secured with Forty Winks and Choice The Discount Store, resulting in a WALE for the centre of 8.15 years.

Attractive regular tax-advantaged returns – Forecast cash yield of 6.00%¹ pa to be paid quarterly. Depreciation and building allowances mean a high proportion of this income will be tax-advantaged.

Potential for capital growth – Long term population growth forecast for the region and fixed rental growth augurs well for future capital price appreciation.

Experienced manager with a proven track record – The Trustee, MPG Funds Management Ltd has significant commercial property investment, management and development experience, including over 20 years dealing with Large Format Retail investments.

Defined Exit Strategy – The Trust has a defined exit strategy at the end of 30 June 2026.

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

Risks

The risks are typical of those that would apply to investments in real property and in units in property trusts. Key risks are outlined in the Information Memorandum.

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 for wholesale investors, or \$50,000 for Professional or Sophisticated Investors with an approved Accountant's Certificate.

The Offer will close on the 31 December 2025 which can be changed without notice.

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 Hardware Trust (the Trust) may only proceed on an application form attached to Information Memorandum (IM) dated 5 September 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.