MPG funds management®

ACN: 102 843 809 AFSL:227114

The Trust is targeting a **7.00%**[1] **forecast cash return** for the next financial year

MPG INVESTMENT UPDATE

MPG Seaford Meadows Property Trust

Seaford Meadows Shopping Centre is now fully leased

We are pleased to provide you with an update to the Information Memorandum (IM) of the MPG Seaford Meadows Property Trust (Trust) dated 30 April 2015. 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.

Seaford Meadows Shopping Centre

Grand Blvd, Seaford Meadows, SA.

The MPG Seaford Meadows Property Trust consists of a 5,275 sqm neighbourhood shopping centre comprising a full line Woolworths supermarket and 13 specialty tenants located in an expanding housing estate in Seaford Meadows (SA).

The team at MPG have been busy rolling over leases for Chemist Warehouse and Winter's Burgers for further five year terms.

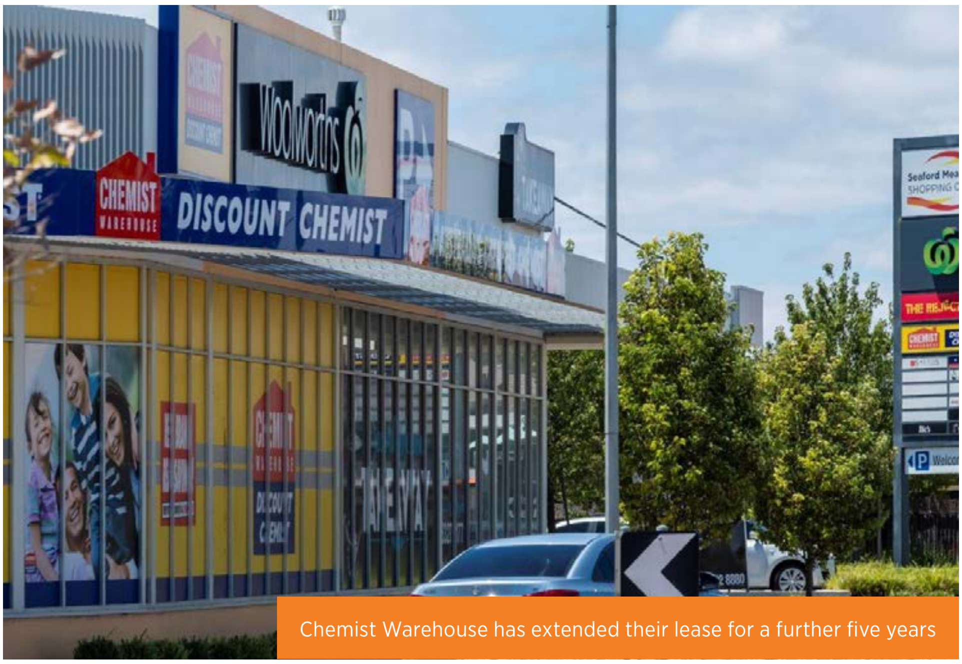
We are also pleased to announce that the remaining vacant space of 141 sqm has been leased to dentist, Incredible Smiles for a seven year term. The centre is now fully let which is an important milestone.

The Trust rollover process is anticipated to be finalised shortly.

The cash return to investors for the year ended 30 June 2022 was in accordance with the previous guidance at 7.00%.

The property was also recently independently valued at $26.2 million which improved the NTA after estimated selling costs to $1.15, which is a great result for investors.

Welcome to Incredible Smiles



Chemist Warehouse has extended their lease for a further five years

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

The gearing ratio is currently 50% 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 2.16 times calculated by dividing EBITDA (earnings before interest, tax, depreciation and amortisation) by the interest expense.

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 total borrowings of $13,135,000 with the bank loan of $12,925,000 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 covenants of the loan are 65% of the value of the property 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 is not due for repayment until June 2024 with 46% of the debt hedged under a swap arrangement.

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 was settled in June 2015 and is 100% occupied. It has a weighted average lease expiry of 7.8 years. The property is located in Seaford Meadows, South Australia.

The property's most recent Independent Valuation was $26.2 million in May 2022.

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 49 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 2022 will be 1.75 cents per unit which equates to 7% per annum pro rata and is payable in early August 2022.

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 13 of the IM. The MPG Seaford Meadows Property Trust term rollover is currently in progress.

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 valuation the NTA of the Trust less estimated selling costs is $1.15 per unit as at 30 June 2022.

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1300 668 247 | info@mpgfm.com.au | www.mpgfm.com.au

[1] Forecasts are estimates only and are not guaranteed to occur