

MPG

funds
management

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MPG Property Income Trust

An exciting opportunity to invest in a diversified portfolio of MPG Property Trusts and ASX-listed property securities that targets regular monthly tax-advantaged income

Looking for
regular monthly
income from
quality property
investments?

- ✓ Forecast regular monthly income of 6.00%pa¹
- ✓ Quality key tenants of underlying MPG property Trusts including: Bunnings, Coles, Woolworths, Australian Federal Government and various State Governments.
- ✓ Wholesale investors only

Forecast income of
6.00%¹ pa
paid monthly



**Features
and Benefits**

A diversified portfolio of unlisted property trusts managed by MPG, ASX listed property securities and cash.

Attractive regular tax-advantaged returns - Targeted cash yield of 6 cents per unit pa¹ (6.00% pa¹ for initial \$1.00 investors) to be paid monthly. Depreciation and building allowances mean a proportion of this income will be tax-advantaged.

Diversified Property Investment - Investments in an underlying portfolio of Trusts provide broad multi tenant, geographical and sector diversification.

Low gearing - The Trust does not intend to have any borrowings at the Trust level however the underlying investments that the Trust invests in may have some gearing with at least 50% being hedged.

Defined exit strategy - The Trust has a defined exit strategy at the end of the initial 5 year term and intends to operate a Limited Withdrawal Facility on a quarterly basis under which investors may request partial unit redemptions of up to 5% of Issued Units per quarter (20% per annum). This facility is operated at the sole discretion of MPG and is subject to liquidity.

Experienced manager with a proven track record - MPG Funds Management Ltd. has significant commercial property investment, management and development experience, and over \$1 billion of funds under management.

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 regular monthly income with tax benefits such as self-managed superannuation funds, high net worth private investors and retirees.

**What else
should I know?**

Minimum investment of \$500,000 or \$50,000 for Professional and sophisticated Investors with an approved Accountants Certificate with units at an initial application price of \$1.00 per unit.

The Offer will close on 30 June 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: info@mpgfm.com.au | mpgfm.com.au

Disclaimer: An investment in the MPG Property Income Trust (the Trust) may only proceed on an application form attached to Information Memorandum (IM) dated 1 September 2023 issued by MPG Funds Management Ltd (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 carefully read the Information Memorandum, which is available on our website www.mpgfm.com.au. Please also 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 Please see the Information Memorandum for important information on all financial forecasts (which are not guaranteed to occur)