

CASE STUDY

MPG Tweed Hub Trust

1st Rollover 2025

About the Trust

The MPG Tweed Hub Trust (“Trust”) contains an established 9,757 sqm (GLA) convenience retail centre, leased to 17 tenants, which include household names such as: 1st Choice Liquor, KFC, Hungry Jacks, 7-Eleven and The Good Guys amongst others.

The property is located in Tweed Heads in northern New South Wales, which is just over 30 km south of Surfers Paradise and 102 km south of Brisbane. The site is very prominent within the major retail and commercial precinct of Tweed Heads, with excellent exposure to passing traffic through its large street frontage.

The Gold Coast is experiencing rapid economic and population growth, with its Gross Regional Product (GRP) growing significantly faster than Queensland’s and Australia’s national averages, and is projected to reach a population of 1 million people by 2040.

The Trust successfully raised \$21.62 million from wholesale investors to purchase the property in 2018. The property had a value of \$56.0 million at the time of the Trust rollover in 2025.

Returns to Investors at the rollover of the first term

For those investors who exited the MPG Tweed Hub Trust at the first rollover in June 2025, an initial investment of \$100,000 in 2018, realised \$189,000 in distributions, capital gains and principal repayment over the first seven-year investment term.

Value Add Activities by MPG

MPG undertook the following value add activities to improve the value of the asset over the period of the first term.

- Negotiated the renewal of leases on more favorable terms;



- Improved the look and feel of the centre with more regular cleaning and improvements to the carpark enabling easier access to the centre for customers; and
- Improved the amenities for tenants which included upgrades to the roof, safety systems and air conditioning systems.

The turnover at the centre continues to increase with the additional foot traffic due to population growth in the immediate Coolangatta/Tweed Heads area.

Performance History

Over the duration of its investment term, which has included the COVID-19 Pandemic, the Trust has performed well. Distributions have been paid quarterly over this period and we have seen the property increase in value from \$40.075 million to \$56.0 million in June 2025.

The annual returns to investors are summarised below:

Year ended	NTA Value	Tax-Deferred Portion	Cash distribution cents per unit
30 June 2025*	\$1.42*	TBA	6.00c*
30 June 2024	\$1.33	48.7%	6.50c
30 June 2023	\$1.37	57.2%	6.63c
30 June 2022	\$1.46	61.1%	7.25c
30 June 2021	\$1.01	64.6%	7.00c
30 June 2020	\$0.86	78.7%	6.75c
30 June 2019	\$0.87	82.2%	7.25c
Total			47.38 c

For those investors who chose to exit at that point, over the past seven years they received approximately \$1.89 for their original \$1.00 investment, consisting of the total distribution of \$0.4738 over the term and the payout of \$1.42 per unit based on the Net Tangible Asset Value of the THT as at 30 June 2025. The average return over the first seven-year term was 12.77% per annum, with 48.7% to 82.2% of the cash distributions being tax-deferred, offering further tax savings to investors.



The property is located within the major retail and commercial precinct in Tweed Heads.

Disclaimer Please note, past performance is not indicative of future performance. Any case studies on past sales provide a selection of historical information relating to the sale or rollover of these particular Trusts. The case studies are in summary form only and have no correlation to any other MPG Trusts. Total returns include capital gains as well as distributions paid during the life of completed funds shown on a per annum basis. Performance has been determined after the properties are wound up or rolled over for a further term. Each fund managed by MPG will have different characteristics, properties and risk, and should be assessed by an investor independently of the performance of completed funds. Before considering any investment, please read the PDS/IM in its entirety and consult with your financial adviser prior to making an investment decision. **13 March 2026**