

TRUST INFORMATION

Trust

MCP Master Income Trust (MXT)
ARSN 620 465 090

Responsible Entity

The Trust Company (RE Services) Limited
ACN 003 278 831; AFSL 235 150

Manager

Metrics Credit Partners Pty Ltd (Metrics) ACN 150 646 996; AFSL 416 146. Metrics is an alternative asset manager with expertise in fixed income, private credit, equity and capital markets. Metrics has significant experience in corporate and institutional lending and currently manages assets of approximately \$4.0 billion.

Investment Objective

Provide monthly cash income, low risk of capital loss and portfolio diversification by actively managing diversified loan portfolios and participating in Australia's bank-dominated corporate loan market.

Investment Strategy

Provide exposure reflecting activity in the Australian corporate loan market with diversification by borrower, industry and credit quality. Metrics seeks to implement active strategies designed to balance delivery of the Target Return, while preserving investor capital.

Target Return

RBA Cash Rate +3.25% pa net of fees.

Investment Highlights

- Experienced and active management team with proven track record
- Monthly cash income from floating rate Australian direct lending
- Attractive risk-adjusted returns from a diversified portfolio
- Portfolio diversification in Australian corporate fixed income
- Attractive fee structure and stable Net Asset Value (NAV) backing

UNIT PRICE AND NAV⁽¹⁾

ASX Ticker Code	MXT
Price / NAV (share) ⁽²⁾	\$2.02 / \$2.00
Market Cap. / NAV ⁽²⁾	\$735m / \$729m
Unit Pricing	Daily
Distributions	Monthly
Website	metrics.com.au

MARKET AND INVESTMENT ACTIVITY

Despite the interruptions of the Easter holiday period, the Australian loan market remained active through April. The syndicated and club-style loan market continued to outpace 2018, with year-to-date issuance of ~A\$17b vs ~A\$12b pcp. Notable transactions completed during the month included refinancings for ASX-listed corporates OZ Minerals and Qantas.

During April, MXT made two new investments, being a loan to an ASX-listed borrower in the consumer staples sector and a loan to a residential development in Sydney.

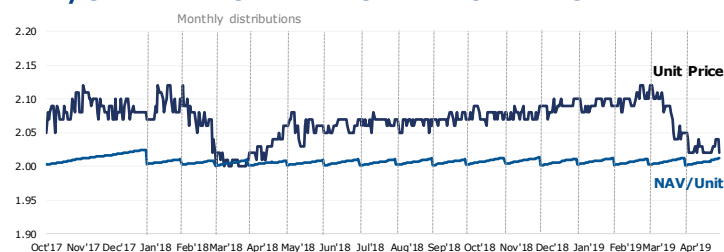
The fund exited two acquisition loans and a real estate development loan whilst retaining commitments in two other loans that were refinanced during the month. At the end of April, MXT was invested in 107 loans.

MXT announced a 1.00c per unit April distribution paid in early May, representing an annualised distribution rate of 5.52% since listing (exceeding the target return of RBA Cash Rate +3.25% pa (currently 4.75% pa)).

MXT has announced a pro-rata 1 for 1.8 non-renounceable entitlement offer of new fully paid ordinary units in the trust to raise up to \$400m. The capital raising will provide the Trust with additional scale to invest in a strong pipeline of investment opportunities, improve the Trust's liquidity and lower the total costs to unitholders whilst maintaining target returns.

The offer opened on the 7th of May 2019 and will close on the 27th of May 2019. Please refer to the Metrics website (www.metrics.com.au) for further details.

NAV/UNIT AND UNIT PRICE PERFORMANCE



NOTE: First distribution end December 2017 and month end thereafter.

Entitlement Offer announced 26 February 2018 and closed 27 March 2018.
Entitlement Offer announced on 16 April 2019

FUND PERFORMANCE

	1mth	1yr	3yr ⁽³⁾	5yr ⁽³⁾	Incep ⁽³⁾⁽⁴⁾
Net Return (%)	0.54	5.95	-	-	5.58
RBA Cash Rate (%)	0.12	1.51	-	-	1.51
Distribution (%)	0.50	5.94	-	-	5.52
Spread to RBA (%)	0.38	4.43	-	-	4.01

NOTE: Past performance is not a reliable indicator of future performance.

Assumes participation in Distribution Reinvestment Plan (DRP).

RESEARCH



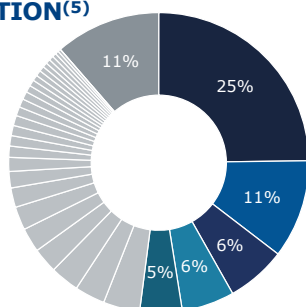
PLATFORMS

AMP North	AMP PortfolioCare	Asgard	BT Panorama
BT Wrap	CFS FirstWrap	HUB24	IOOF
Macquarie Wrap	MLC Navigator	MLC Wrap	Netwealth

PORTFOLIO CONSTRUCTION⁽⁵⁾

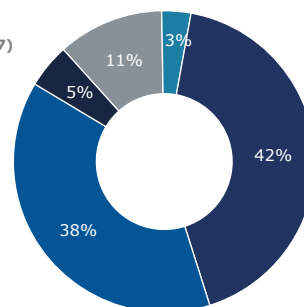
Industry Allocation⁽⁶⁾

- Cash
- Real Estate Mgt & Development
- Real Estate Investment Trusts
- Hotels, Restaurants & Leisure
- Health Care Providers & Services
- Transportation & Infrastructure
- Other



Credit Quality⁽⁷⁾

- AA (Cash)
- A rated
- BBB rated
- BB rated
- <BB rated



OTHER FUND SETTINGS

Number of Individual Investments	107	Interest Duration (days) ⁽⁸⁾	37
Investment Grade (%) ⁽⁷⁾	57%	Credit Duration (years) ⁽⁹⁾	2.5

NET RETURNS⁽¹⁰⁾

(%)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2019	0.48	0.47	0.54	0.54									2.03
2018	0.38	0.32	0.43	0.38	0.38	0.45	0.50	0.49	0.45	0.49	0.47	0.52	5.40
2017	-	-	-	-	-	-	-	-	-	0.46	0.35	0.41	1.23

NOTE: Past performance is not a reliable indicator of future performance.

DISTRIBUTIONS

(cents/Unit)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2019	1.08	0.96	1.13	1.00									4.17
2018	0.81	0.73	0.81	0.78	0.81	0.93	0.91	0.96	0.79	0.90	1.20	0.89	11.04
2017	-	-	-	-	-	-	-	-	-	-	-	2.19	2.19

NOTE: Past performance is not a reliable indicator of future performance.

Notes: (1) As at close of business month end (2) Ex-distribution (3) Annualised (4) IPO 9 October 2017 (5) Note MXT invests in underlying Metrics funds which engage in direct lending activities (6) MSCI and Standard & Poor's Global Industry Classification Standard (7) Rated by Metrics including where not rated by public rating agencies (8) Weighted average to next interest rate roll on underlying loans and cash (9) Weighted average to final maturity on underlying loans and cash (10) Where last day of the month is a non business day returns based on estimated unit price at month end

ENQUIRIES

General P 1300 010 311 E invest@metrics.com.au

Unit registry P 1300 133 451 E registry@mainstreamgroup.com

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