

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 in excess of \$5 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 target from floating rate Australian direct lending
- Targeting 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⁾

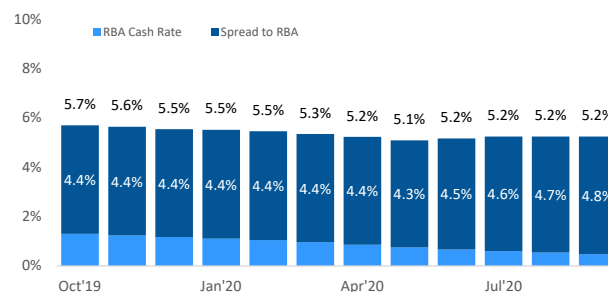
| | |
|--|---|
| ASX Ticker Code | MXT |
| Price / NAV (share) ⁽²⁾ | \$1.98 / \$2.00 |
| Market Cap. / NAV ⁽²⁾ | \$1.27b / \$1.28b |
| Unit Pricing | Daily |
| Distributions | Monthly |
| Website | metrics.com.au |
| Follow us on LinkedIn  | |

FUND PERFORMANCE

| | 1mth | 3mth | 6mth | 1yr | 2yr ⁽³⁾ | Incep ⁽³⁾⁽⁴⁾ |
|-------------------|------|------|------|------|--------------------|-------------------------|
| Net Return (%) | 0.38 | 1.33 | 2.58 | 5.23 | 5.50 | 5.40 |
| RBA Cash Rate (%) | 0.02 | 0.06 | 0.13 | 0.48 | 0.92 | 1.11 |
| Distribution (%) | 0.36 | 1.23 | 2.50 | 5.23 | 5.53 | 5.37 |
| Spread to RBA (%) | 0.34 | 1.16 | 2.37 | 4.76 | 4.61 | 4.25 |

NOTE: Past performance is not a reliable indicator of future performance.
Assumes participation in Distribution Reinvestment Plan (DRP).

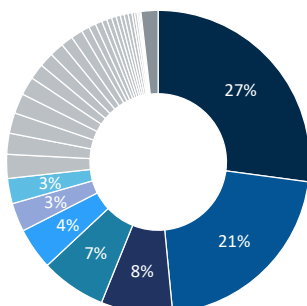
TRAILING 12-MONTHS RETURNS



PORTFOLIO CONSTRUCTION⁽⁵⁾

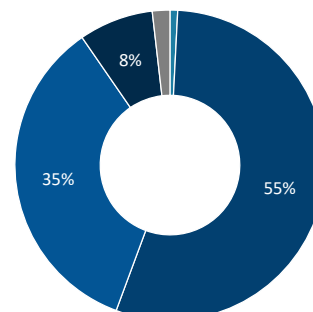
Industry Allocation⁽⁶⁾

- Cash
- Real Estate Investment Trusts
- Real Estate Mgt & Development
- Hotels, Restaurants & Leisure
- Health Care Providers & Services
- Transportation Infrastructure
- Oil, Gas & Consumable Fuels
- Diversified Financial Services
- Other



Credit Quality⁽⁷⁾

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



OTHER FUND SETTINGS

| | | | |
|---|-----|---|-----|
| Number of Individual Investments ⁽⁵⁾ | 141 | Interest Duration (days) ⁽⁸⁾ | 45 |
| Investment Grade (%) ⁽⁷⁾ | 57% | Credit Duration (years) ⁽⁹⁾ | 2.3 |

MONTHLY INVESTMENT ACTIVITY

| | |
|--------------------|-----|
| New Investments | Nil |
| Exited Investments | Nil |

PLATFORMS

| | | | | | |
|--------------------|-------------|---------------|-------|----------------|-----------|
| AMP North | Asgard | BT Wrap | HUB24 | Macquarie Wrap | MLC Wrap |
| AMP Portfolio Care | BT Panorama | CFS FirstWrap | IOOF | MLC Navigator | Netwealth |

FUND RETURNS (NET)⁽¹⁰⁾⁽¹¹⁾

| (%) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 2020 | 0.45 | 0.41 | 0.43 | 0.43 | 0.39 | 0.40 | 0.50 | 0.44 | 0.38 | | | | 3.85 |
| 2019 | 0.48 | 0.47 | 0.54 | 0.54 | 0.52 | 0.33 | 0.43 | 0.43 | 0.38 | 0.42 | 0.42 | 0.43 | 5.41 |
| 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 | 5.27 |
| 2017 | - | - | - | - | - | - | - | - | - | 0.46 | 0.35 | 0.41 | 1.23 |

DISTRIBUTIONS

| (cents/Unit) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|--------------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| 2020 | 1.05 | 0.85 | 0.86 | 0.89 | 0.79 | 0.87 | 0.86 | 0.87 | 0.72 | | | | 7.76 |
| 2019 | 1.08 | 0.96 | 1.13 | 1.00 | 0.87 | 0.99 | 0.77 | 0.78 | 0.79 | 0.88 | 0.82 | 0.79 | 10.86 |
| 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 | 10.52 |
| 2017 | - | - | - | - | - | - | - | - | - | - | - | 2.19 | 2.19 |

TOTAL RETURNS⁽¹²⁾

| (%) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|------|--------|--------|---------|--------|--------|--------|------|------|------|--------|--------|------|------|
| 2020 | (1.42) | (0.57) | (15.07) | 12.28 | (0.40) | (3.30) | 7.08 | 2.77 | 0.87 | | | | 2.25 |
| 2019 | 0.06 | 1.44 | (2.28) | (0.96) | 0.93 | 0.99 | 1.86 | 0.39 | 0.39 | (0.53) | (0.08) | 1.38 | 3.59 |
| 2018 | 0.89 | (2.98) | 0.40 | 2.37 | (0.08) | 1.44 | 0.46 | 0.48 | 0.39 | 0.93 | 1.08 | 0.92 | 6.30 |
| 2017 | | | | | | | | | | 5.00 | (1.43) | 1.58 | 5.15 |

Notes: Past performance is not a reliable indicator of future performance. (1) As at close of business month end (2) Ex-distribution (3) Annualised (4) IPO October 2017 (5) 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 (11) RBA reduced cash rate by 25 bps in June 2019, 25 bps in July 2019, 25 bps in October 2019 and 50 bps in March 2020 (to 25 bps p.a.) (12) Calculation includes monthly change in traded unit price plus distributions.

ENQUIRIES

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Unit registry P 1300 816 157 **E** metrics@automicgroup.com.au

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