

# Metrics Master Income Trust (ASX:MXT)

## Trust Information

### Trust

Metrics 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 and currently manages assets of >\$30 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% p.a. net of fees.

### Investment Highlights

- ▶ Experienced and active management team with proven track record
- ▶ Monthly cash income\* from floating rate Australian direct lending
- ▶ Portfolio diversification in Australian corporate fixed income
- ▶ Attractive fee structure and historically stable Net Asset Value (NAV) backing
- ▶ ASX market liquidity

## Unit Price and NAV<sup>1</sup>

|                                        |                   |
|----------------------------------------|-------------------|
| <b>ASX Ticker Code</b>                 | MXT               |
| <b>Price / NAV (share)<sup>2</sup></b> | \$2.05/ \$2.00    |
| <b>Market Cap. / NAV<sup>2</sup></b>   | \$2.51b / \$2.44b |
| <b>Unit Pricing</b>                    | Daily             |
| <b>Distributions</b>                   | Monthly           |

## Platforms

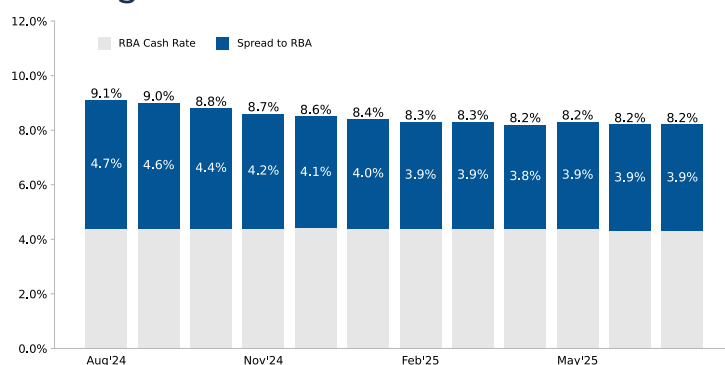
|                       |                        |                            |
|-----------------------|------------------------|----------------------------|
| AMP North             | AMP PortfolioCare      | AMP WealthView             |
| Asgard                | BT Panorama            | CFS FirstWrap              |
| Clearstream           | HUB24                  | Insignia eXpand            |
| Macquarie Wrap        | Mason Stevens          | MLC Navigator <sup>^</sup> |
| MLC Wrap <sup>^</sup> | Netwealth              | Powerwrap                  |
| Praemium              | <sup>^</sup> IDPS Only |                            |

## Fund Performance<sup>3</sup>

|                          | 1 MTH | 3 MTH | 1 YR | 3 YR | 5 YR | INCEP <sup>4</sup> |
|--------------------------|-------|-------|------|------|------|--------------------|
| <b>Net Return (%)</b>    | 0.65  | 1.99  | 8.16 | 8.58 | 6.94 | 6.39               |
| <b>Target Return (%)</b> | 0.60  | 1.81  | 7.70 | 7.38 | 5.82 | 5.35               |
| <b>Distribution (%)</b>  | 0.65  | 2.02  | 8.16 | 8.59 | 6.96 | 6.39               |
| <b>RBA Cash Rate (%)</b> | 0.33  | 0.99  | 4.27 | 3.96 | 2.45 | 1.98               |
| <b>Spread to RBA (%)</b> | 0.32  | 1.03  | 3.89 | 4.63 | 4.51 | 4.41               |

**NOTE:** Past performance is not a reliable indicator of future performance. Assumes participation in Distribution Reinvestment Plan (DRP). Target Return: RBA Cash Rate +3.25% p.a. net of fees.

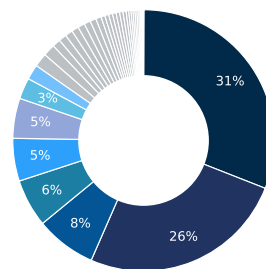
## Trailing 12-Months Net Returns<sup>3, 10</sup>



## Portfolio Construction<sup>5</sup>

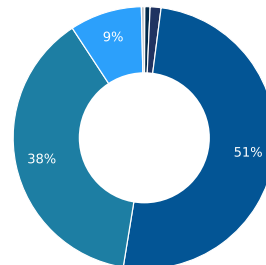
### Industry Allocation<sup>6</sup>

- Cash (0%)
- RE Mgt & Dev (31%)
- REITs (26%)
- Diversified Financials (8%)
- Hotels, Rest. & Leisure (6%)
- Capital Markets (5%)
- Health Care Prov & Serv (5%)
- Transportation Infra. (3%)
- Specialty Retail (2%)
- Other (15%)



## Credit Quality<sup>7</sup>

- AA (Cash) (0%)
- AA rated (1%)
- A rated (1%)
- BBB rated (51%)
- BB rated (38%)
- B rated (9%)
- <B rated (0%)



## Other Fund Settings

|                                                     |        |
|-----------------------------------------------------|--------|
| <b>Number of Individual Investments<sup>5</sup></b> | 343    |
| <b>New / Exited Investments</b>                     | 9 / 14 |
| <b>Investment Grade (%)<sup>7</sup></b>             | 53%    |
| <b>Interest Duration (days)<sup>8</sup></b>         | 32     |
| <b>Credit Duration (years)<sup>9</sup></b>          | 1.6    |

# Metrics Master Income Trust (ASX:MXT)

## Fund Returns (Net)<sup>3, 10</sup>

| (%)         | JAN  | FEB  | MAR  | APR  | MAY  | JUN  | JUL  | AUG  | SEP  | OCT  | NOV  | DEC  | YTD  |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| <b>2025</b> | 0.64 | 0.60 | 0.66 | 0.65 | 0.70 | 0.63 | 0.65 |      |      |      |      |      | 4.54 |
| <b>2024</b> | 0.77 | 0.71 | 0.69 | 0.73 | 0.69 | 0.67 | 0.67 | 0.72 | 0.63 | 0.66 | 0.63 | 0.68 | 8.25 |
| <b>2023</b> | 0.71 | 0.64 | 0.73 | 0.69 | 0.74 | 0.74 | 0.83 | 0.81 | 0.74 | 0.82 | 0.76 | 0.78 | 8.99 |
| <b>2022</b> | 0.36 | 0.32 | 0.37 | 0.35 | 0.42 | 0.44 | 0.47 | 0.54 | 0.52 | 0.63 | 0.63 | 0.68 | 5.73 |
| <b>2021</b> | 0.33 | 0.33 | 0.43 | 0.31 | 0.36 | 0.32 | 0.31 | 0.34 | 0.34 | 0.34 | 0.37 | 0.38 | 4.14 |
| <b>2020</b> | 0.45 | 0.41 | 0.43 | 0.43 | 0.39 | 0.40 | 0.50 | 0.44 | 0.38 | 0.38 | 0.40 | 0.40 | 5.03 |
| <b>2019</b> | 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 |
| <b>2018</b> | 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 |
| <b>2017</b> |      |      |      |      |      |      |      |      |      | 0.46 | 0.35 | 0.41 | 1.23 |

## Distributions

| (CENTS/UNIT) | JAN  | FEB  | MAR  | APR  | MAY  | JUN  | JUL  | AUG  | SEP  | OCT  | NOV  | DEC  | YTD   |
|--------------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| <b>2025</b>  | 1.37 | 1.20 | 1.33 | 1.27 | 1.44 | 1.28 | 1.29 |      |      |      |      |      | 9.18  |
| <b>2024</b>  | 1.55 | 1.44 | 1.35 | 1.49 | 1.35 | 1.39 | 1.32 | 1.35 | 1.35 | 1.32 | 1.26 | 1.28 | 16.45 |
| <b>2023</b>  | 1.44 | 1.29 | 1.44 | 1.40 | 1.49 | 1.50 | 1.57 | 1.69 | 1.49 | 1.62 | 1.56 | 1.52 | 18.01 |
| <b>2022</b>  | 0.74 | 0.67 | 0.72 | 0.72 | 0.86 | 0.90 | 0.87 | 1.11 | 1.05 | 1.26 | 1.28 | 1.35 | 11.53 |
| <b>2021</b>  | 0.72 | 0.65 | 1.00 | 0.64 | 0.76 | 0.65 | 0.59 | 0.67 | 0.64 | 0.68 | 0.74 | 0.77 | 8.51  |
| <b>2020</b>  | 1.05 | 0.85 | 0.86 | 0.89 | 0.79 | 0.87 | 0.86 | 0.87 | 0.72 | 0.74 | 0.79 | 0.70 | 9.98  |
| <b>2019</b>  | 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 |
| <b>2018</b>  | 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 |
| <b>2017</b>  |      |      |      |      |      |      |      |      |      | -    | -    | 2.19 | 2.19  |

## Total Returns<sup>11</sup>

| (%)         | JAN    | FEB    | MAR     | APR    | MAY    | JUN    | JUL  | AUG    | SEP    | OCT    | NOV    | DEC  | YTD    |
|-------------|--------|--------|---------|--------|--------|--------|------|--------|--------|--------|--------|------|--------|
| <b>2025</b> | (3.11) | 3.56   | (5.08)  | 2.67   | 1.71   | 0.15   | 2.13 |        |        |        |        |      | 2.03   |
| <b>2024</b> | 1.26   | 0.23   | 1.65    | (0.22) | 0.19   | 2.17   | 0.66 | (0.29) | 1.16   | 1.15   | 1.60   | 1.60 | 11.15  |
| <b>2023</b> | 1.74   | 1.15   | (1.80)  | 0.96   | 1.26   | (0.79) | 4.17 | 2.61   | 0.74   | 1.80   | 0.29   | 1.75 | 13.88  |
| <b>2022</b> | (1.55) | 0.83   | (0.13)  | 0.36   | (0.06) | (3.24) | 1.71 | 1.06   | (4.25) | 0.63   | 3.54   | 0.93 | (0.17) |
| <b>2021</b> | (1.12) | 1.32   | 0.99    | (0.17) | 0.38   | 0.82   | 0.79 | 1.31   | (0.65) | 1.80   | (1.07) | 1.85 | 6.26   |
| <b>2020</b> | (1.42) | (0.57) | (15.07) | 12.28  | (0.40) | (3.30) | 7.08 | 2.77   | 0.87   | 0.37   | 0.90   | 2.86 | 6.38   |
| <b>2019</b> | 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   |
| <b>2018</b> | 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   |
| <b>2017</b> |        |        |         |        |        |        |      |        |        | 5.00   | (1.43) | 1.58 | 5.15   |

Notes: Past performance is not a reliable indicator of future performance. \*The payment of monthly cash income is a goal of the Trust only and neither the Manager or the Responsible Entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income. (1) As at close of business month end (2) Ex-distribution (3) Returns are based on NAV unit price, after taking into account all fees and costs, and assume the reinvestment of distributions. Returns are annualised if over one year. No allowance has been made for entry fees or taxation. (4) IPO October 2017 (5) MXT invests in underlying Metrics funds which engage in direct lending activities, metrics based on underlying funds (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) RBA Cash Rate currently 385bps p.a. (11) Calculation includes monthly change in traded unit price plus distributions.

### Enquiries

#### Unit Registry

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#### General

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### Disclaimer

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