February 2019 Report

MCP MASTER INCOME TRUST

METRICS

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 $3.3 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)	$2.11 / $2.00
Market Cap. / NAV (2)	$768m / $728m
Unit Pricing	Daily
Distributions	Monthly
Website	**metrics.com.au**

MARKET AND INVESTMENT ACTIVITY

Despite the shorter month and interruptions from the Chinese New Year holiday, the Australian Corporate Loan Market remained active through February, with 2019 issuance volume well ahead of recent years.

Several ASX-200 borrowers, including Origin Energy, Worley Parsons and Link Administration completed refinancings.

The acquisition financing loan market is expected to ramp-up in coming months with loan facilities for KKR's acquisition of MYOB, EG Group's acquisition of Woolworths' petrol business and Brookfield's acquisition of Healthscope all currently in market

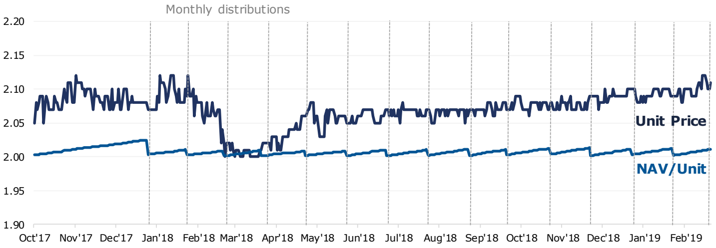
During February, MXT gained exposure to four new investments including an acquisition loan to a borrower in the health care sector, loans to two borrowers in the real estate sector and a loan to a borrower in the diversified financials sector.

Also in February, MXT exited three investments including one acquisition facility which was repaid following the sale of the business, one industrial real estate loan which was repaid following the sale of the property and one residential development loan. This development was successfully completed and the construction loan fully repaid from the initial phase of settlements.

At the end of February, MXT was invested in 98 loans and maintains a pipeline of investment opportunities across all segments of the corporate loan market.

MXT announced a 0.96c per unit February distribution paid in early March, representing an annualised distribution rate of 5.39% since listing (exceeding the target return of RBA Cash Rate +3.25% pa (currently 4.75% pa)).

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.

FUND PERFORMANCE

	1mth	1yr	3yr(3)	5yr(3)	Incep(3)(4)
Net Return (%)	0.47	5.66	-	-	5.45
RBA Cash Rate (%)	0.12	1.51	-	-	1.51
Distribution (%)	0.48	5.65	-	-	5.39
Spread to RBA (%)	0.36	4.14	-	-	3.88

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

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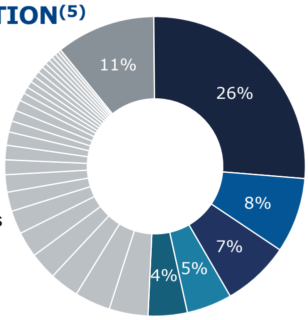
PORTFOLIO CONSTRUCTION(5)

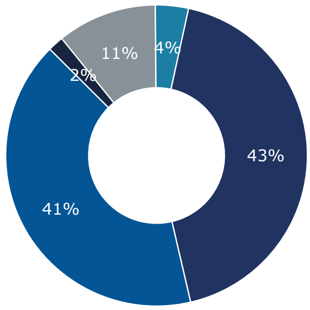
Industry Allocation(6)

- Cash
- Real Estate Mgt & Development
- Hotels, Restaurants & Leisure
- Real Estate Investment Trusts
- 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	98	Interest Duration (days)(8)	32
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											0.95
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											2.04
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

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