

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⁾ | \$2.03 / \$2.00 |
| Market Cap. / NAV ⁽²⁾ | \$732m / \$728m |
| Unit Pricing | Daily |
| Distributions | Monthly |
| Website | metrics.com.au |

MARKET AND INVESTMENT ACTIVITY

The trust saw an increased level of investment activity in May with eight loans completing, seven of which representing new exposures for the fund and one being an additional loan to an existing borrower.

These investments included loans to three ASX-listed borrowers (two of which being ASX-200 firms), a Sydney CBD residential property development, two residential property investment trusts, a commercial property investment trust and an acquisition loan used to finance the public to private takeover of an accounting software provider. These investments were a mix of syndicated loans and bi-lateral loan facilities directly originated by Metrics.

Whilst the trust did not exit any investments during May, construction of two residential property developments reached completion and each commenced apartment presale settlement. By month end these loans were largely repaid without any purchaser settlement defaults reported and full repayment now achieved in early June. Including these loans, the fund has now exited three residential development loans in 2019 and

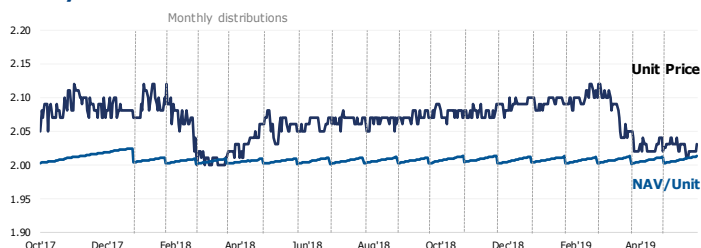
despite a challenging apartment presale market each of these developments achieved successful settlement and full repayment of the exposure in accordance with contracted terms.

At the end of May, MXT had exposure to 113 borrowers and has several loans scheduled to close prior to the end of the financial year.

MXT announced a 0.87c per unit May distribution paid in early June, representing an annualised distribution rate of 5.50% since listing (exceeding the target return of RBA Cash Rate +3.25% pa (4.75% pa at the end of May, 4.50% from the 4th June)).

MXT completed an entitlement offer for new fully paid ordinary units in the trust, with the offer achieving its target of \$400m. Following the close of the offer, MXT announced its intention to undertake a further placement of up to \$130m. MXT has achieved its placement target with units to be issued on 13 June 2019. Following completion of these transactions, MXT's market capitalisation will exceed \$1.25 billion.

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 (%) | 0.52 | 6.09 | - | - | 5.62 |
| RBA Cash Rate (%) | 0.12 | 1.51 | - | - | 1.51 |
| Distribution (%) | 0.44 | 5.97 | - | - | 5.50 |
| Spread to RBA (%) | 0.31 | 4.46 | - | - | 3.99 |

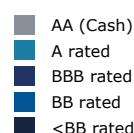
NOTE: Past performance is not a reliable indicator of future performance.
Assumes participation in Distribution Reinvestment Plan (DRP).

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⁾****Credit Quality⁽⁷⁾****OTHER FUND SETTINGS**

| | | | |
|-------------------------------------|-----|---|-----|
| Number of Individual Investments | 113 | Interest Duration (days) ⁽⁸⁾ | 33 |
| Investment Grade (%) ⁽⁷⁾ | 56% | 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 | 0.52 | | | | | | | | 2.56 |
| 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 | 0.87 | | | | | | | | 5.04 |
| 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**General** P 1300 010 311 E invest@metrics.com.au**Unit registry** P 1300 133 451 E registry@mainstreamgroup.com

DISCLAIMER The Trust Company (RE Services) Limited ABN 45 003 278 831 AFSL 235 150 (Perpetual) is the responsible entity of MCP Master Income Trust (the Trust). This monthly report is issued by Perpetual and has been prepared by Metrics Credit Partners Pty Ltd ABN 27 150 646 996 AFSL 416 146 (Metrics), the investment manager of the Trust. The information is of a general nature only and has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the current product disclosure statement (PDS) of the Trust. The PDS for the Trust is available from invest@metrics.com.au. Neither Perpetual nor Metrics guarantees repayment of capital or any particular rate of return from the Trust. All opinions and estimates included in this report constitute judgments of Metrics as at the date of the report and are subject to change without notice. Past performance is not a reliable indicator of future performance. Whilst Metrics believes the information contained in these materials are based on reliable information, no warranty is given to its accuracy and persons relying on this information do so at their own risk. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information.

The Zenith Investment Partners ('Zenith') Australian Financial Services License No. 226872 rating (assigned August 2017) referred to in this document is limited to "General Advice" (s766B Corporations Act 2001) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of, and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at <https://www.zenithpartners.com.au/regulatory-guidelines-funds-research>

BondAdviser has acted on information provided to it and our research is subject to change based on legal offering documents. This research is for informational purposes only. This information discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as investment advice. The content of this report is not intended to provide financial product advice and must not be relied upon as such. The statements and/or recommendations on this Report are our opinions only. We do not explicitly or implicitly recommend or suggest an investment strategy of any kind. Neither the accuracy of that data nor the methodology used to produce the report can be guaranteed or warranted. We have taken all reasonable steps to ensure that any opinion or recommendation is based on reasonable grounds. The data generated by the research is based on methodology that has limitations; and some of the information in the reports is based on information from third parties. Full details regarding BondAdviser's methodology and regulatory compliance are available on our website at <https://www.bondadviser.com.au/documents-and-links>

Independent Investment Research ('IIR') rating ascribed needs to be read together with the IIR disclaimer and the full report