

MA Secured Real Estate Income Fund

Continuous Disclosure notice

10 April 2026

Reissue of Product Disclosure Statement: MA Secured Real Estate Income Fund ARSN 648 810 904

On 10 April 2026, MAAM RE Ltd (Responsible Entity), as responsible entity of the MA Secured Real Estate Income Fund (Fund), re-issued the Product Disclosure Statement (PDS) for the Fund.

The updated PDS reflects changes made to align the Fund's disclosure with the recommendations in ASIC Report 820.

The Responsible Entity has also updated the PDS to:

- expand disclosure on the Investment Manager's stress-testing framework, credit risk management processes and portfolio-level reporting, including key statistics and additional disclosure on related party exposures
- include a new Corporate Governance section with additional detail on governance arrangements, conflicts management, related party transactions, valuation processes and the role of the Valuation Committee
- update the RG97 fees and costs disclosures based on the annualised costs incurred by the Fund in December 2025
- update MA Financial Group information such as assets under management, investment track record and employee numbers
- consolidate the previous Reference Booklet into a single PDS.

The Responsible Entity also reviewed and re-issued the Fund's Target Market Determination (TMD) on 10 April 2026. The updated TMD reflects updates to the target market summary and consumer key attributes, including the Fund's continued positioning with a medium risk and return profile, suitable for a minor allocation of up to 25% of an investor's portfolio and a minimum suggested investment timeframe of three years. The Responsible Entity confirms there have been no changes to the objectives or strategy of the Fund that may cause a change in the Fund's TMD and target market comprising existing Unitholders.

The latest PDS and TMD are available at mafinancial.com/invest/private-credit/ma-secured-real-estate-income-fund. Unless otherwise defined in this notice, defined terms have the meaning given to them in the PDS.

More information

If you have any queries regarding the above, please call us on +61 2 8288 5594 or email us at clientservices@mafinancial.com
