

MA Redcape Hotel Fund

Continuous Disclosure notice

20 December 2024

Supplementary Product Disclosure Statement – re-opening of Liquidity Facility

MA Redcape Hotel Fund RE Limited (formerly Redcape Hotel Group Management Limited) (Responsible Entity or RE) of the MA Redcape Hotel Fund (formerly Redcape Hotel Fund) (Redcape Fund) is writing to notify investors of the issuance of the Supplementary Product Disclosure Statement (SPDS) dated December 2024 to re-open the Fund's Liquidity Facility effective for March 2025 quarter end.

To facilitate this, the SPDS dated December 2024 provides updates to the terms of the Fund's product disclosure statement dated 2 April 2024 (PDS). The key changes to the PDS are summarised below. Note that the below key changes should be reviewed alongside the full list of changes detailed in the SPDS. Key changes include (among other items):

- The Responsible Entity aims to provide liquidity on a quarterly basis through a Liquidity Facility. The Responsible Entity expects that the amount of available liquidity in each quarter will be capped at up to \$10 million.
- The 'closing date' for notification of withdrawal requests to the Responsible Entity is generally 5.00pm Sydney time 30 days prior to the last day of the relevant quarter, or the next Business Day if the last day of the relevant quarter is a non-Business Day.

More information

Please refer to the SPDS of the Fund for information relevant to the matters in this notice. The Product Disclosure Statement of the Fund is available at mafinancial.com/invest/real-estateoperational-and-core/ma-redcape-hotel-fund/product-disclosure-statement.pdf or you can request a copy by contacting us.

If you have any questions regarding your investment, please speak to your financial adviser or contact Client Services via clientservices@mafinancial.com or +61 2 8288 5594.

This notice is issued by MA Redcape Hotel Fund RE Ltd (ACN 610 990 004) (AFSL 505932), the issuer and responsible entity of the MA Redcape Hotel Fund (which comprises the MA Redcape Hotel Trust I, ARSN 629 354 614 and the MA Redcape Hotel Trust II, ARSN 629 354 696) (Fund). Redcape Hospitality Pty Ltd (ACN 619 297 228) is the appointed Manager of the Fund. This is provided for informational purposes only.