

# MA Redcape Hotel Fund

## Continuous Disclosure notice

5 March 2026

### Capital raising to support continued growth and investment opportunities

The Responsible Entity of the MA Redcape Hotel Fund (the Fund) is issuing new units in the Fund and raising additional equity (Offer).

The new units will be issued at a five cents per unit discount (approximately 3%) and the Fund is targeting \$100 million of new equity capital to be raised.

The proceeds will be applied toward accretive acquisition opportunities, growth capex for venue refurbishments and to provide balance sheet capacity.

The Manager is pleased to confirm that the Funds distribution target for FY27 will be increased to 12 cents per unit which will provide a 7.6% distribution yield on the Offer price, and a two-year total target return of 17%<sup>1</sup> per annum.

The new units will be issued pursuant to a re-issue of the Fund's Product Disclosure Statement (PDS) with an offer period of two months.<sup>2</sup>

The Offer will be made to existing and new investors, with no cap on existing investors seeking to maintain their current holding proportion.

Please see the re-issued [PDS](#) for more information.

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#### More information

Please refer to the Fund's PDS for information relevant to the matters in this notice. The PDS is available on the [MA Financial website](#) and by [clicking here](#).

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

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<sup>1</sup> After fees but before taxes. All investments carry risk, and this is a target only and may not be achieved. Refer to Section 7 of the Fund's Product Disclosure Statement for specific detail on the risks associated with an investment in the Fund including (but not limited to) regulatory risk, interest rate risk, demographics and changes in consumer preferences and tastes risk and others. Components of the Total Return of 17% are approximately 8% p.a. of distribution return and 9% p.a. of growth return. 1 April 2026 to 1 April 2028.

<sup>2</sup> The Limited Offer period will be open for two months with allotments scheduled on 1 April 2026 and 1 May 2026. Refer to the Product Disclosure Statement for further details.

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.