

MA Redcape Hotel Fund

Continuous Disclosure notice

16 June 2025

Reissue of Product Disclosure Statement and periodic review of Target Market Determination

Reissue of Product Disclosure Statement

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 Group (Unlisted Fund)) (the Fund) wishes to inform investors that the Fund's Product Disclosure Statement (PDS) has been updated and dated 16 June 2025.

The re-issued PDS updates and replaces the PDS dated 2 April 2024 and incorporates changes previously set out in the Supplementary PDS dated December 2024. It also includes general updates to ensure the PDS remains current, including revised fees and costs disclosures.

The RE has updated the PDS to reflect changes as summarised below:

- Further detail on the Fund's approach to managing redemption requests that exceed the quarterly cap, including how such requests may be pooled and addressed as part of a structured process at the end of each five-year investment term.
- The PDS has been revised to reflect the most recent financial reporting period.
- General definitions and housekeeping amendments have been made to ensure the PDS remains accurate and current.

Periodic review of Target Market Determination

On 13 June 2025, the RE of the Fund updated and re-issued the Fund's Target Market Determination (TMD).

This was done in accordance with the Design and Distribution Obligations for periodic reviews which are applicable to the Fund pursuant to ASIC Regulatory Guide 274.

Summary of TMD changes

The updated TMD incorporates changes to the distributor reporting requirements, definitions sections and the following consumer key attributes sections:

- Consumer's intended product use updated to a medium portfolio diversification and now includes "minor allocation (up to 25%)".
- Consumer's need to access capital updated to include "within one year of request".

The Updated TMD has further been updated with wording detailing the Fund's quarterly Liquidity Facility .

There are no significant changes to review triggers or distribution conditions for the Fund.

The latest TMD is available at: <https://mafinancial.com/invest/real-estate-operational-and-core/ma-redcape-hotel-fund/tmd.pdf>.

More information

For more information on the changes to the TMD, please contact DDO@mafinancial.com.

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 statement has been 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.