

MA Redcape Hotel Fund

Continuous Disclosure Notice

6 December 2025

Reissue of Product Disclosure Statement

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MA Redcape Hotel Fund RE Limited (Responsible Entity or RE) of the MA Redcape Hotel Fund (the Fund) wishes to inform investors that the Fund's Product Disclosure Statement (PDS) has been updated and dated 6 December 2025.

The re-issued PDS updates and replaces the PDS dated 6 August 2025 and includes updates to remove wording related specifically to the Limited Offer as a part of the capital raising and acquisitions outlined in the Continuous Disclosure Notice dated 7 August 2025. Other changes were made to ensure the PDS remains current, including revised fees and costs disclosures.

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

- Removal of wording regarding the Limited Offer, which was offered over approximately four months from August 2025 to November 2025.
- The PDS has been revised to reflect the most recent financial reporting period.

More information

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.