

## Updated estimated ongoing annual fees and costs reflecting the financial year ended 30 June 2022

### Redcape Hotel Group Fund

This document should be read in conjunction with the current Redcape Hotel Group Fund (**Fund**) Product Disclosure Statement dated 2 November 2021 (**PDS**).

The estimated ongoing annual fees and costs shown in Section 8 of the PDS include management fees and costs, estimated performance fees and estimated transaction costs (based on the previous financial year ended 30 June 2021) as at the date of the PDS. In accordance with *ASIC Corporations (Updated Product Disclosure Statements) Instrument 2016/1055*, the table set out below updates and replaces the table under Section 8.1 *Fees and costs summary* of the PDS and provides the estimated ongoing annual fees and costs based on updated estimated management fees and costs, updated estimated performance fees and updated estimated transaction costs reflecting the latest completed financial year ended 30 June 2022.

Ongoing annual fees and costs may vary in future years.

### Updated Fees and Costs Summary – reflecting the financial year ended 30 June 2022

This table shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the assets of the Fund as a whole.

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
<b>Ongoing annual fees and costs<sup>1</sup></b>		
<b>Management fees and costs<sup>2</sup></b> The fees and costs of managing your investment <sup>3</sup>	1.12% p.a. of the Gross Portfolio Value of the Fund which comprises 0.50% p.a. of Management fees, 0.18% p.a. of indirect costs and normal expense recoveries, 0.04% p.a. of debt arrangement fees and 0.40% of abnormal expense recoveries.	The Management Fee component of management fees and costs are accrued monthly and are payable from the assets of the Fund monthly in arrears.  Management fees and costs include indirect costs and recoverable expenses (if incurred). Indirect costs and recoverable expenses are variable.  All of the above management fees and costs are deducted and reflected in the Unit price of the Fund as they are incurred or accrued.

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
<b>Performance fees</b> Amounts deducted from your investment in relation to the performance of the product <sup>4</sup>	0.77% p.a. of the Gross Portfolio Value of the Fund	Performance Fees are calculated semi- annually and are paid from the assets of the Fund semi-annually in arrears and reflected in the Unit Price of the Fund as they are incurred.
<b>Transaction costs</b> The costs incurred by the scheme when buying or selling assets	0.00% p.a. of the Gross Portfolio Value of the Fund per annum	Transaction costs are variable and deducted from the assets of the Fund as they are incurred and reflected in the Unit Price of the Fund.
<b>Member activity related fees and costs (fees for services or when your money moves in or out of the Fund)</b>		
<b>Establishment fee</b> The fee to open your investment	Not applicable	Not applicable
<b>Contribution fee</b> The fee on each amount contributed to your investment	Not applicable	Not applicable
<b>Buy/sell spread</b> An amount deducted from your investment representing costs incurred in transactions by the scheme	Not applicable	Not applicable <sup>5</sup>
<b>Withdrawal fee</b> The fee on each amount you take out of your investment	Not applicable	Not applicable
<b>Exit fee</b> The fee to close your investment	Not applicable	Not applicable
<b>Switching fee</b> The fee for changing investment options	Not applicable	Not applicable

1 The amounts of fees and charges quoted above are inclusive of GST less input tax credits, including reduced inputs tax credits.

2 Acquisition and disposal fees have been excluded from this calculation. These fees are included in 'Transaction costs'.

3 The amount of management fees and costs and transaction costs are based on the FY22 costs.

4 This represents the Performance fee of the Fund which is payable as an expense of the Fund to the Manager. The amount of Performance fee is based on the average of the performance fees over each previous financial year of the Fund.

5 While the Fund does not intend to charge a buy-sell spread, withdrawal pricing is offered at a 2.5% discount to Directors' NAV per Unit.

## Example of annual fees and costs for the Fund

The following table gives an example of how the fees and costs in relation to the Trusts can affect your investment over a one-year period. You should use this table to compare this product with other products offered by managed investment schemes.

EXAMPLE – REDCAPE HOTEL GROUP	BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING THE YEAR	
<b>Contribution fees</b>	Nil	For every additional \$5,000 you put in, you will be charged \$0
<b>PLUS</b> Management fees and costs	1.12% p.a. of the Gross Portfolio Value of the Trusts	<b>And</b> , for every \$50,000 you have in the Redcape Hotel Group you will be charged or have deducted from your investment \$560.00 <sup>1</sup> each year
<b>PLUS</b> Performance fees	0.77% p.a. of the Gross Portfolio Value of the Trusts	<b>And</b> , you will be charged or have deducted from your investment \$385.00 in performance fees each year
<b>PLUS</b> Transaction costs	0.00% p.a. of the Gross Portfolio Value of the Trusts	<b>And</b> , you will be charged or have deducted from your investment \$0.00 in transaction costs
<b>EQUALS</b> Cost of the Redcape Hotel Group		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of: \$945.00 <sup>2</sup>  What it costs you will depend on the fees you negotiate

1 This amount will depend on actual expenses incurred by the Fund.

2 Additional fees may apply.