

MA Redcape Hotel Fund

Continuous Disclosure notice

20 December 2024

Strategy progress update

The Manager confirms that consistent with its capital management strategy the MA Redcape Hotel Fund (the Fund) has entered contracts to sell two western Sydney Hotels, The Cabramatta Inn, Cabramatta and the El Cortez Hotel, Canley Vale.

The long-held venues have been sold to another major industry participant in a transaction that demonstrates the strength of the Pub sector in both operating performance and liquidity at strong pricing levels.

The divestments will provide the Fund with capital to continue its redeployment into more accretive opportunities in line with the Funds stated strategy and risk management initiatives. In addition, it will diversify the Fund's geographic foot print whilst providing the opportunity to boost investor returns.

The Manager re-affirms its two-year total return target of ~15% p.a.¹ and an increase in distribution guidance to 2.5 cents per unit for the March 2025 quarter as announced on [December 17](#).

As reported recently, trading performance across the portfolio continues to be strong, with year to date like-for-like venue earnings up ~11% on the prior corresponding period.²

More information

Please refer to the Product Disclosure Statement 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.

1. 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 14.8% are 6.5% p.a. of distribution return and 8.3% p.a. of growth return. 1 October 2024 to 1 October 2026.
2. Unaudited management financial accounts for the year to date at the end of November 2024.

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.