



30 November 2018

PRE-QUOTATION DISCLOSURE NOTICE

The following information is required to be provided to ASX Limited (**ASX**) for release to the market in connection with the official quotation and deferred settlement trading of the fully paid ordinary securities in Redcape Hotel Trust I and Redcape Hotel Trust II (**Redcape**) which will commence on 30 November 2018.

Unless otherwise defined, capitalised terms used in this notice have the meaning given to them in the product disclosure statement (**PDS**) lodged by Redcape with ASX on 1 November 2018.

Redcape confirms that the offer of Stapled Securities under the PDS has completed with the issue of 35,398,230 at \$1.13 per Stapled Security, the sale and transfer of 8,849,557 Stapled Securities at \$1.13 per Stapled Security and the issue of 175,916 Stapled Securities at no cost under the Employee Gift Offer.

1 **Basis of allocation of Stapled Securities and procedures by which applicants can determine their precise allocations**

The allocation of Stapled Securities between the Institutional Offer, Broker Firm Offer, Priority Offer and Employee Gift Offer will be determined by the Responsible Entity, in consultation with the Joint Lead Managers.

For Broker Firm Offer Applicants, their allocation has been determined by their Broker. For Priority Offer and Employee Gift Offer allocations were at the absolute discretion of the Responsible Entity, subject to the guaranteed minimum allocations as set out in the PDS.

In order to determine your allocation of Stapled Securities:

- Broker Firm Offer Applicants should contact their broker;
- Priority Offer and Employee Gift Offer applicants can determine their allocation of Stapled Securities by contacting the Redcape IPO Information Line on (02) 9719-4088 between 8.30am to 5.30pm (AEST), Monday to Friday (excluding public holidays); and
- Participants in the Institutional Offer have been advised of their allocations by the Joint Lead Managers.

2 **Number of Stapled Securities transferred under the Offer**

The number of Stapled Securities issued or transferred under each part of the Offer is:

| | |
|---------------------|------------|
| Institutional Offer | 18,342,144 |
| Broker Firm Offer | 16,992,361 |
| Employee Gift Offer | 175,916 |



Priority Offer 8,913,282

Total Stapled Securities issued or transferred under the Offer 44,423,703

3 Despatch date

Redcape confirms that CHESS allotment notices and issuer sponsored holding statements will be dispatched by Monday, 3 December 2018.

4 Distribution schedule

A distribution schedule setting out the numbers of holders in the following categories is provided below:

| Number of Stapled Securities held | Number of security holder |
|-----------------------------------|---------------------------|
| 1 - 1,000 | 199 |
| 1,001 - 5,000 | 30 |
| 5,001 - 10,000 | 69 |
| 10,001 - 100,000 | 977 |
| 100,001 and over | 526 |
| Total | 1,801 |

5 Statement of 20 largest security holders

A statement setting out the names of the 20 largest security holders of Redcape, including the number and percentage of Stapled Securities held by those security holders, is provided below:

| Rank | Name | Fully paid ordinary shares | % I/C |
|------|--|----------------------------|---------|
| 1 | MOELIS AUSTRALIA ASSET MANAGEMENT LTD <MOELIS AUST SIV PROP AC> | 113,254,813 | 20.538% |
| 2 | WESTERN FUNDS MANAGEMENT PTY LTD | 51,541,700 | 9.347% |
| 3 | MOELIS AUSTRALIA ASSET MANAGEMENT LTD <MOELIS AUS HOTEL INV FD A/C> | 48,270,651 | 8.753% |
| 4 | HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED <011-547312-067 A/C> | 18,534,051 | 3.361% |
| 5 | CITICORP NOMINEES PTY LTD <CENTURIA LIFE LIMITED A/C> | 16,917,995 | 3.068% |

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| | | | |
|----|--|--------------------|----------------|
| 6 | MAINSTREAM FUND SERVICES PTY LTD <SPECIAL OPPTY FUND NO 1 A/C> | 13,277,434 | 2.408% |
| 7 | CARPE DIEM ASSET MANAGEMENT PTY LTD <LOWE FAMILY A/C> | 10,000,000 | 1.813% |
| 8 | J P MORGAN NOMINEES AUSTRALIA LIMITED | 9,649,957 | 1.750% |
| 9 | UBS NOMINEES PTY LIMITED <LHC CAP AUS HIGH CONV FD A/C> | 7,436,481 | 1.349% |
| 10 | HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED A/C: 011-375391-061 | 5,945,054 | 1.078% |
| 11 | BARANA CAPITAL PTY LTD <SHAND FAMILY A/C> | 5,205,537 | 0.944% |
| 12 | RHINO TRADE PTY LTD | 5,000,000 | 0.907% |
| 13 | TPIC PTY LTD <WYLLIE GROUP PTY LTD A/C> | 5,000,000 | 0.907% |
| 14 | PETERS (MEAT) EXPORT PTY LTD <NICHOLAS PETERS S/F A/C> | 4,629,630 | 0.840% |
| 15 | TOP 4 PTY LTD <THE FOUNDATION INV S/F A/C> | 4,522,192 | 0.820% |
| 16 | AUSTRALIAN BRANDS PTY LTD <THE MINSAM A/C> | 3,940,000 | 0.714% |
| 17 | NETWEALTH INVESTMENTS LIMITED <WRAP SERVICES A/C> | 3,743,159 | 0.679% |
| 18 | MTM ENTERTAINMENT PTY LTD <MTM ENTERTAINMENT A/C> | 3,643,876 | 0.661% |
| 19 | CHAO DUAN | 3,120,000 | 0.566% |
| 20 | JANGUS PTY LTD <R A ABOUD SUPER FUND AC> | 3,000,000 | 0.544% |
| | REPORT TOTAL: | 336,632,530 | 61.045% |
| | REMAINDER: | 214,813,402 | 38.955% |
| | TOTAL: | 551,445,932 | 100% |

6 Termination of Deed of First Offer

Redcape confirms that the Deed of First Offer as described in section 13.4 of the PDS has been terminated in full and is of no further force and effect.

7 Stapled Securities subject to voluntary escrow

The total number of Stapled Securities held by Moelis Australia (to which the voluntary escrow arrangements described in section 7.15 of the PDS) is 51,500,000.

A statement setting out the number of securities subject to escrow, and the restriction period applied to those securities, is provided below. For more information see section 7.15 of the PDS.



| Period of escrow | Number and type of security | Type of escrow |
|--|--|------------------|
| For the period commencing on the date of official quotation (30 November 2017) and ending on the date of Redcape's half year results for the period ending 31 December 2019 are released to ASX. | 51,500,000 (representing approximately 9.3% of all Stapled Securities on issue) | Voluntary escrow |

8 ASX

ASX reserves the right (but without limiting its absolute discretion) to remove any or both of the Trusts from the official list of ASX if any one of the units in the Trusts comprising the Stapled Securities cease to be stapled together or any equity securities are issued by an entity in the Group which are not stapled to equivalent securities in the other entity.

9 Additional information for release to the market

Redcape has separately provided ASX with copies of the following documents for release to the market:

- Redcape's Appendix 1A and Information Form and Checklist, Annexure IV (Externally Managed Entities), and Annexure V (Stapled Entities);
- Redcape's PDS and supplementary PDS;
- The Trust's constitutions, the supplemental deeds of amendment 1 dated 28 September 2018 and the supplemental deeds of amendment 2 dated 24 October 2018;
- The audited accounts of The Regatta No. 2 Trust for the full year ended 30 June 2017;
- The Group's audited accounts for the period from 13 June 2017 to 30 June 2018;
- The full terms and conditions of Redcape's tax-exempt securities plan and Redcape's rights and securities plan;
- The full terms and conditions of Redcape's distribution reinvestment plan;
- Redcape's securities trading policy; and
- Redcape's corporate governance statement.