

# ASX Announcement

24 November 2025

**\$14.7bn<sup>1</sup>**

Assets under  
Management (AUM)

**\$165bn<sup>2</sup>**

Managed  
Loans

**\$125bn+<sup>2</sup>**

Corporate Advisory &  
ECM transactions

## MA Financial to acquire Hyperdome Town Centre retail complex & MA Credit Portfolio Notes raising closes early

### Highlights

- MA Financial has contracted to acquire Hyperdome Town Centre shopping centre for \$678.7 million
- Attractive acquisition of a large scale “town centre” site that includes multiple properties across 44 hectares in South-East Queensland
- Equity of \$405 million to fund the acquisition has been raised via the Group’s non-institutional investor distribution channels
- This highlights the breadth and depth of MA Financial’s fully integrated real estate platform. The Group has now executed on a combined \$1.2 billion of retail real estate transactions since the successful acquisition of IP Generation in September 2025
- MA Portfolio Credit Notes offer closed early. The \$230 million raising saw strong demand resulting in investor bids being scaled back
- Listed private credit Assets under Management (AUM) raised in 2025 now totals \$800 million
- Following the settlement of Hyperdome, the recently announced acquisition of Top Ryde City shopping centre and the issuance of the MA Portfolio Credit Notes, MA Financial will have proforma AUM of \$14.7 billion.<sup>1</sup>

**MA Financial Group Limited (ASX: MAF; “the Group”)** will, via a managed fund, acquire Hyperdome Town Centre shopping centre (“the Centre”) in Loganholme, Queensland, for \$678.7 million. The site is one of the largest retail landholdings in Queensland comprising 44 hectares, located roughly 25 kilometres south of the Brisbane CBD in a major growth corridor of South-East Queensland. The site includes multiple properties including the Hyperdome Shopping Centre, Hyperdome Home Centre, multiple other peripheral properties and approximately 9 hectares of surplus land.

<sup>1</sup> Based on \$13.3 billion of AUM as at 30 September 2025 plus \$525 million AUM for Top Ryde City shopping centre and \$679 million AUM for Hyperdome Town Centre and \$230 million issuance for MA Portfolio Credit Notes. These three transactions remain subject to settlement, which is anticipated to occur in 4Q25.

<sup>2</sup> As at 30 September 2025.

The Centre enjoys 98% occupancy and is delivering record trading performance anchored by a substantial non-discretionary retailer presence. The acquisition price implies a fully leased yield of approximately 7.25%.<sup>3</sup>

The asset will be acquired by a single asset fund (“the Fund”) with \$405 million of equity having been raised from non-institutional investors, highlighting the strength of the combined MA Financial and IP Generation distribution network. The Fund will target an average distribution yield of 9% and total return of 16-18% per annum over its forecast 5-year term.

MA Financial will take responsibility for the management of the Centre – including property management and development management – highlighting the depth and breadth of the Group’s integrated real estate capability.

Chris Lock, Head of Core Real Estate at MA Financial said: “We are very excited to secure Hyperdome Town Centre, which is one of Queensland’s largest and most strategic retail landholdings and the focal point of its local community. This exceptionally rare acquisition builds on our recently announced acquisition of Top Ryde City Shopping Centre, alongside Keppel REIT, and underlines the strength of MA Financial’s fully integrated real estate platform across investment, distribution and operating capabilities.

The acquisition is due to settle in December 2025.

### **MA Credit Portfolio Notes**

The Group has successfully closed the broker firm offer for the MA Credit Portfolio Notes (“the Notes”) ahead of schedule on 18 November 2025. Robust demand for the offer was achieved. Investor demand exceeded the \$230 million issue size resulting in scaling back of investor bids.

The Notes are scheduled to commence trading on the ASX (on a normal settlement basis) on Tuesday 16 December 2025 with the ticker code MA2HA. The Notes will provide exposure to a \$2.7 billion seasoned and diversified portfolio of private credit investments, originated by MA Financial’s global credit solutions platform.

Following the issuance of the Notes, MA Financial will have raised \$800 million via listed investment structures in FY25, adding a new channel to the Group’s already well diversified distribution capability.

National Australia Bank, Ord Minnett, Canaccord Genuity, Morgans and Commonwealth Bank are Joint Lead Arrangers, with Taylor Collison, Shaw and Partners, MST Financial Services and Evans & Partners acting as Joint Lead Managers. MA Moelis Australia was transaction adviser to the offer. The key terms of the issue are:

| Key terms            |                                                                                                                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure            | ASX listed secured, deferrable, redeemable and floating rate notes                                                                                                                                                                                                             |
| ASX Code             | MA2HA                                                                                                                                                                                                                                                                          |
| Issue price per unit | \$100.00                                                                                                                                                                                                                                                                       |
| Use of proceeds      | Invest via Senior Units in the MA Credit Portfolio Trust, in a diversified portfolio of private credit investments                                                                                                                                                             |
| Interest rate        | BBSW (1 month) + 3.25% per annum (paid monthly from the underlying portfolio)                                                                                                                                                                                                  |
| Capital buffer       | Notes will benefit from an equity/subordinated investment equal to 5% of the Offer Size of the Notes from MA Financial Group Entities. <sup>4</sup> The buffer provides a degree of downside protection and supports the consistency of monthly income generated by the Notes. |
| Maturity date        | The Notes have a six-year Call Date of 10 December 2031 and seven-year Maturity Date of 10 December 2034                                                                                                                                                                       |

<sup>3</sup> On Hyperdome Shopping Centre only.

<sup>4</sup> An MA Financial Group Entity includes MA Financial, a subsidiary of MA Financial or a fund managed by MA Financial Group.

**Authorised for release by Joint CEOs MA Financial Group Limited, Chris Wyke and Julian Biggins.**

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**About MA Financial Group**

MA Financial Group is a global alternative asset manager specialising in private credit, real estate and hospitality. We lend to property, corporate and specialty finance sectors and provide corporate advice.

We invest and manage A\$14.7 billion<sup>1</sup> on behalf of our clients, are responsible for A\$165 billion in managed loans and have advised on over A\$125 billion in advisory and equity capital market transactions<sup>2</sup>.

We have over 800 professionals across locations in Australia, China, Hong Kong, New Zealand, Singapore and the United States. For more information, please visit <https://mafinancial.com>