South Hedland Serviced Apartment Hotel

Serviced apartment hotel, Ascot, Western Australia (not an asset of the Trust).

South Hedland Serviced Apartment Hotel Fund with Target 19.05% IRR over 6 year Term

McLarty Blvd & Willcock Way, South Hedland

Target Annualised Return

11.96% (paid monthly post construction)

Target IRR

19.05%

Target Raise

$5,000,000 (minimum $4,500,000)

Minimum Investment

$100,000

Fund Term

6 year investment term

Project Strategy

Develop & Hold

Project Description

The Property is strategically located on a 4,979m² corner site in the heart of the South Hedland Town Centre, positioned between the hospital, airport and the region's main operating port.

The Project comprises of a 47 apartment, 90 key serviced apartment hotel, designed by CCN Architects and construction led by M/Construction.

The asset will be supported by a secure long-term lease to an established international serviced apartment and hotel operator, representing M/Group's third comparable serviced accommodation development.

The Trust will acquire, develop and hold this Strategic Property asset, tailored to the Pilbara region's high-demand resource sector.

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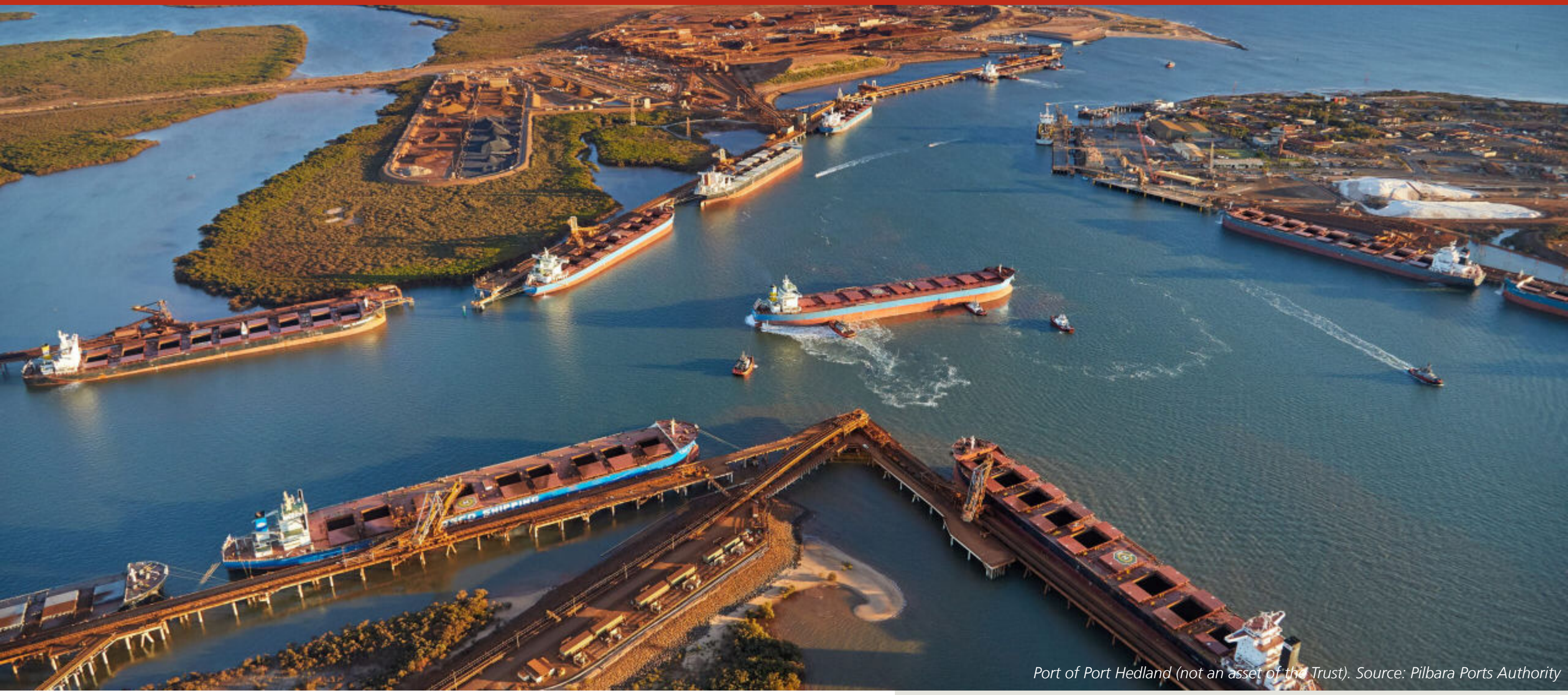
South Hedland Serviced Apartment Hotel



Port of Port Hedland (not an asset of the Trust). Source: Pilbara Ports Authority

Key Features

Located in heart of the Pilbara region addressing the unprecedented demand created by the mining industry.

Strong projected return of 11.96% per annum distributed monthly post construction completion.

Lease pre-commitment agreement secured with a recognised international serviced apartment and hotel operator, for a 20-year lease.

Short distance from the South Hedland International Airport and the main Operating Port.

Investment Summary

- Minimum investment of $100,000
- Target Capital Raise $5,000,000
- Estimated Investment Term 6 years
- Trustee: South Hedland Management Pty Ltd (ACN 693 832 236)
- M Funds Limited (ACN 165 708 716; AFSL 447094)

*This Investment Opportunity Document is dated 5 February 2026.

*All notices, disclosures and risks associated with this investment are as set out in the IM dated 5 February 2026, including the General Advice Warning and No Performance Guarantees Disclosure.

Contact

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