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MELBOURNE
SYDNEY

24 January 2025

By electronic lodgement

Market Announcements Office
ASX Limited
Exchange Centre
20 Bridge Street
Sydney NSW 2000

File No. 021927135

Partner
Scott Phillips
Direct 61 2 9226 7253
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Form 604 – Notice of change of interests of substantial holder

We act for Charter Hall Wholesale Management Limited (ACN 006 765 206) in its capacity as trustee for the CH Investment Trust and the CH Investment Co Trust.

In accordance with section 671B(1)(b) of the Corporations Act, we enclose a notice of change of interests of substantial holder for the persons specified as Substantial Holders in the enclosed notice, in respect of such persons securityholdings in HPI.

Yours sincerely
Arnold Bloch Leibler

Scott Phillips
Partner

Enc

Partners
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Henry D Lanzer AM
Joseph Borensztajn AM
Leon Zwier
Philip Chester
Ross A Paterson
Stephen L Sharp
Kevin F Frawley
Zaven Mardrossian
Jonathan M Wenig
Paul Sokolowski
Paul Rubenstein
Peter M Seidel
John Mitchell
Ben Mahoney
Jonathan Milner
John Mengolian
Matthew Lees
Genevieve Sexton
Jeremy Leibler
Nathan Briner
Justin Vaatstra
Clint Harding
Susanna Ford
Tyrone McCarthy
Teresa Ward
Christine Fleer
Jeremy Lanzer
Bridget Little
Gia Cari
Jason van Grieken
Elyse Hilton
Jonathan Ortner
Stephen Lloyd
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Form 604

Corporations Act 2001 Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Hotel Property Investments (ASX:HPI)

ACN/ARSN

Hotel Property Investments Trust (ARSN 166 484 377) and Hotel Property Investments Limited (ABN 25 010 330 515) (**HPI**)

1. Details of substantial holder (1)

Name

Charter Hall Wholesale Management Limited (ACN 006 765 206) in its capacity as trustee of the CH Investment Trust and the CH Investment Co Trust (**Bidder**), Charter Hall Limited ACN 113 531 150 and its related bodies corporate (but excluding the Bidder) (**Charter Hall Group**), Host-Plus Pty Limited (ACN 008 634 704) in its capacity as trustee of the Hostplus Pooled Superannuation Trust (**HP PST**), Host-Plus Pty Limited (ACN 008 634 704) in its capacity as trustee of the Hostplus Superannuation Fund (**Hostplus**), Charter Hall Wholesale Management Limited (ACN 006 765 206) in its capacity as trustee for the HP HPI Trust (**HP HPI**) (together, the **Substantial Holders**)

ACN/ARSN (if applicable)

See above (as applicable)

There was a change in the interests of the substantial holder on

See section 3

The previous notice was given to the company on 23 January 2025

The previous notice was dated 23 January 2025

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid ordinary stapled securities comprising a unit in the Hotel Property Investments Trust and a share in Hotel Property Investments Limited (Stapled Securities)	128,491,676	65.36% (based on 196,582,693 Stapled Securities on issue)	131,111,177	66.70% (based on 196,582,693 Stapled Securities on issue)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (A\$) (7)	Class and number of securities affected	Person's votes affected
23 January 2025	Bidder	Acquisition of a relevant interest in Stapled Securities pursuant to contracts arising as a result of acceptances of the offer made under the Bidder's off-market takeover bid to acquire all of the Stapled Securities in HPI as set	\$3.752 per Stapled Security, as per, and subject to the terms of, the Takeover Offer	1,670,568 Stapled Securities	1,670,568

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (A\$) (7)	Class and number of securities affected	Person's votes affected
		out in the second replacement bidder's statement dated 25 September 2024 (as supplemented from time to time) (Takeover Offer)			
23 January 2025	Bidder	Acquisition pursuant to an on-market transaction	See Annexure A	See Annexure A	See Annexure A
23 January 2025	Hostplus	Sale on-market	\$3.75 per Stapled Security	2,624 Stapled Securities	-2,624

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Bidder	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	Relevant interest under s608(1) of the <i>Corporations Act 2001</i> Cth (Corporations Act), as the holder of Stapled Securities	124,171,667 Stapled Securities	124,171,667
Charter Hall Holdings Pty Ltd (ABN 15 051 363 547) (CHH), Hostplus, HP PST, HP HPI	Charter Hall Wholesale Management Limited, as per relevant interest above	Charter Hall Wholesale Management Limited, as per relevant interest above	Relevant interest under s608(1)(b) and (c) of the Corporations Act pursuant to the Bid Conduct Agreement dated 8 September 2024 (and attached as Annexure B to the substantial holder notice dated 10 September 2024) (Bid Conduct Agreement)	124,171,667 Stapled Securities	124,171,667
Charter Hall Group (including CHH and Charter Hall Limited (ABN 57 113 531 150) (CHL)), HP HPI, Hostplus and HP PST	Charter Hall Wholesale Management Limited, as per relevant interest above	Charter Hall Wholesale Management Limited, as per relevant interest above	Relevant interest under s608(3) of the Corporations Act.	124,171,667 Stapled Securities	124,171,667
CHH	Charter Hall Holdings Pty Ltd	Charter Hall Holdings Pty Ltd	Relevant interest under s608(1) of the Corporations Act	1 Stapled Security	1
Bidder, Hostplus, HP PST, HP HPI	Charter Hall Holdings Pty Ltd, as per relevant interest above	Charter Hall Holdings Pty Ltd, as per relevant interest above	Relevant interest under s608(1)(b) and (c) of the Corporations Act pursuant to the Bid Conduct Agreement	1 Stapled Security	1
Bidder, Charter Hall Group (including CHL) and HP HPI	Charter Hall Holdings Pty Ltd, as per relevant interest above	Charter Hall Holdings Pty Ltd, as per relevant interest above	Relevant interest under s608(3) of the Corporations Act	1 Stapled Security	1
CHL	Charter Hall Limited	Charter Hall Limited	Relevant interest under s608(1) of the Corporations Act	1 Stapled Security	1

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Hostplus	Citicorp Nominees Pty Limited	Host-Plus Pty Limited	Relevant interest under s608(3) of the Corporations Act	1,019,926 Stapled Securities	1,019,926
Bidder, CHH, HP PST, HP HPI	Citicorp Nominees Pty Limited, as per relevant interest above	Host-Plus Pty Limited, as per relevant interest above	Relevant interest under s608(1)(b) and (c) of the Corporations Act pursuant to the Bid Conduct Agreement	1,019,926 Stapled Securities	1,019,926
HP PST	Citicorp Nominees Pty Limited, as per relevant interest above	Host-Plus Pty Limited, as per relevant interest above	Relevant interest under s608(3) of the Corporations Act	1,019,926 Stapled Securities	1,019,926
Bidder	In relation to acceptances under the Takeover Offer, HPI securityholders who have accepted offers under the Takeover Offer (including acceptance instructions)	In relation to acceptances under the Takeover Offer and acceptance instructions, Charter Hall Wholesale Management Limited (subject to the terms of the Takeover Offer)	Relevant interest under section 608(8) of the Corporations Act as a result of acceptance of offers under the Takeover Offer. The Stapled Securities the subject of these acceptances have not yet been transferred into the name of the Bidder.	4,454,819 Stapled Securities	4,454,819
CHH, Hostplus, HP PST, HP HPI	In relation to acceptances under the Takeover Offer, HPI securityholders who have accepted offers under the Takeover Offer (including acceptance instructions), as per relevant interest above	In relation to acceptances under the Takeover Offer and acceptance instructions, Charter Hall Wholesale Management Limited (subject to the terms of the Takeover Offer), as per relevant interest above	Relevant interest under s608(1)(b) and (c) of the Corporations Act pursuant to the Bid Conduct Agreement	4,454,819 Stapled Securities	4,454,819
Charter Hall Group (including CHH and CHL), HP HPI, Hostplus and HP PST	In relation to acceptances under the Takeover Offer, HPI securityholders who have accepted offers under the Takeover Offer (including acceptance instructions), as per relevant interest above	In relation to acceptances under the Takeover Offer and acceptance instructions, Charter Hall Wholesale Management Limited (subject to the terms of the Takeover Offer), as per relevant interest above	Relevant interest under s608(3) of the Corporations Act	4,454,819 Stapled Securities	4,454,819
Bidder	Various sellers of Stapled Securities on-market (pending settlement of on-market purchases)	Charter Hall Wholesale Management Limited	Relevant interest under section 608(8) of the Corporations Act as a result of on-market purchases that have not yet settled.	1,464,763 Stapled Securities	1,464,763

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
CHH, Hostplus, HP PST, HP HPI	Various sellers of Stapled Securities on-market (pending settlement of on-market purchases), as per relevant interest above	Charter Hall Wholesale Management Limited	Relevant interest under s608(1)(b) and (c) of the Corporations Act pursuant to the Bid Conduct Agreement.	1,464,763 Stapled Securities	1,464,763
Charter Hall Group (including CHH and CHL), HP HPI, Hostplus and HP PST	Various sellers of Stapled Securities on-market (pending settlement of on-market purchases), as per relevant interest above	Charter Hall Wholesale Management Limited	Relevant interest under s608(3) of the Corporations Act.	1,464,763 Stapled Securities	1,464,763

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Charter Hall Group, Bidder, CHH, CHL, HP HPI	Level 20, 1 Martin Place, Sydney, NSW 2000 Australia
HP PST, Hostplus	Level 9, 114 William Street, Melbourne, VIC 3000 Australia

Signature

print name	Mark Bryant	capacity	Authorised signatory for the Substantial Holder(s)
sign here		date	24 January 2025

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any

contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

- (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A – On-market acquisitions

This is Annexure A of 4 pages referred to in Form 604 (Notice of change of interests of substantial holder).

Date	Consideration given in relation to change per Stapled Security (A\$)	Number of Stapled Securities and number of votes
23 January 2025	\$3.75	15,924
23 January 2025	\$3.75	1,233
23 January 2025	\$3.75	536
23 January 2025	\$3.75	59
23 January 2025	\$3.75	56,764
23 January 2025	\$3.75	72
23 January 2025	\$3.75	222
23 January 2025	\$3.75	124,845
23 January 2025	\$3.75	343
23 January 2025	\$3.75	56
23 January 2025	\$3.75	277
23 January 2025	\$3.75	53
23 January 2025	\$3.75	926
23 January 2025	\$3.75	164
23 January 2025	\$3.75	124
23 January 2025	\$3.75	275
23 January 2025	\$3.75	88
23 January 2025	\$3.75	148
23 January 2025	\$3.75	156
23 January 2025	\$3.75	138
23 January 2025	\$3.75	281
23 January 2025	\$3.75	5,000
23 January 2025	\$3.75	1,000
23 January 2025	\$3.75	278
23 January 2025	\$3.75	3,658
23 January 2025	\$3.75	75
23 January 2025	\$3.75	23
23 January 2025	\$3.75	248
23 January 2025	\$3.75	4,600
23 January 2025	\$3.75	2,225
23 January 2025	\$3.75	72
23 January 2025	\$3.75	201
23 January 2025	\$3.75	1,464
23 January 2025	\$3.75	61
23 January 2025	\$3.75	98
23 January 2025	\$3.75	175
23 January 2025	\$3.75	1,019
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	270
23 January 2025	\$3.75	4,105
23 January 2025	\$3.75	1,044
23 January 2025	\$3.75	1,500

23 January 2025	\$3.75	8,030
23 January 2025	\$3.75	405
23 January 2025	\$3.75	270
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	978
23 January 2025	\$3.75	750
23 January 2025	\$3.75	271
23 January 2025	\$3.75	800
23 January 2025	\$3.75	1,246
23 January 2025	\$3.75	2,000
23 January 2025	\$3.75	1,000
23 January 2025	\$3.75	12,500
23 January 2025	\$3.75	270
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	1,675
23 January 2025	\$3.75	20,000
23 January 2025	\$3.75	271
23 January 2025	\$3.75	8,790
23 January 2025	\$3.75	91
23 January 2025	\$3.75	7,740
23 January 2025	\$3.75	10,000
23 January 2025	\$3.75	2,442
23 January 2025	\$3.75	11,400
23 January 2025	\$3.75	36,600
23 January 2025	\$3.75	100
23 January 2025	\$3.75	171
23 January 2025	\$3.75	1,050
23 January 2025	\$3.75	310
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	1,502
23 January 2025	\$3.75	272
23 January 2025	\$3.75	5,400
23 January 2025	\$3.75	1,123
23 January 2025	\$3.75	68
23 January 2025	\$3.75	214
23 January 2025	\$3.75	280
23 January 2025	\$3.75	272
23 January 2025	\$3.75	10,005
23 January 2025	\$3.75	6,930
23 January 2025	\$3.75	76
23 January 2025	\$3.75	1,699
23 January 2025	\$3.75	4,411
23 January 2025	\$3.75	1,483
23 January 2025	\$3.75	142
23 January 2025	\$3.75	129
23 January 2025	\$3.75	1,051
23 January 2025	\$3.75	7,176

23 January 2025	\$3.75	1,268
23 January 2025	\$3.75	5,000
23 January 2025	\$3.75	1,490
23 January 2025	\$3.75	1,009
23 January 2025	\$3.75	1,014
23 January 2025	\$3.75	271
23 January 2025	\$3.75	1,239
23 January 2025	\$3.75	888
23 January 2025	\$3.75	6,000
23 January 2025	\$3.75	2,152
23 January 2025	\$3.75	1,608
23 January 2025	\$3.75	7,500
23 January 2025	\$3.75	25
23 January 2025	\$3.75	66
23 January 2025	\$3.75	30,000
23 January 2025	\$3.75	1,237
23 January 2025	\$3.75	272
23 January 2025	\$3.75	100,000
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	1,375
23 January 2025	\$3.75	112
23 January 2025	\$3.75	184
23 January 2025	\$3.75	73
23 January 2025	\$3.75	433
23 January 2025	\$3.75	190
23 January 2025	\$3.75	315
23 January 2025	\$3.75	17,200
23 January 2025	\$3.75	86
23 January 2025	\$3.75	173
23 January 2025	\$3.75	6,000
23 January 2025	\$3.75	296
23 January 2025	\$3.75	167
23 January 2025	\$3.75	200
23 January 2025	\$3.75	169
23 January 2025	\$3.75	1,500
23 January 2025	\$3.75	2,000
23 January 2025	\$3.75	161
23 January 2025	\$3.75	170
23 January 2025	\$3.75	189
23 January 2025	\$3.75	10,000
23 January 2025	\$3.75	144
23 January 2025	\$3.75	248
23 January 2025	\$3.75	5,160
23 January 2025	\$3.75	96
23 January 2025	\$3.75	76
23 January 2025	\$3.75	199
23 January 2025	\$3.75	10,000

23 January 2025	\$3.75	4
23 January 2025	\$3.75	277
23 January 2025	\$3.75	1,500
23 January 2025	\$3.75	1,319
23 January 2025	\$3.75	10,800
23 January 2025	\$3.75	450
23 January 2025	\$3.75	15,000
23 January 2025	\$3.75	343
23 January 2025	\$3.75	11,616
23 January 2025	\$3.75	4,106
23 January 2025	\$3.75	1,420
23 January 2025	\$3.75	7,681
23 January 2025	\$3.75	11,500
23 January 2025	\$3.75	15,448
23 January 2025	\$3.75	2,000
23 January 2025	\$3.75	1,364
23 January 2025	\$3.75	2,516
23 January 2025	\$3.75	6,210
23 January 2025	\$3.75	16,850
23 January 2025	\$3.75	160
23 January 2025	\$3.75	25,000
23 January 2025	\$3.75	2,500
23 January 2025	\$3.75	10,000
23 January 2025	\$3.75	13,000
23 January 2025	\$3.75	2,426
23 January 2025	\$3.75	1,600
23 January 2025	\$3.75	50
23 January 2025	\$3.75	889
23 January 2025	\$3.75	9,200
23 January 2025	\$3.75	24,633
23 January 2025	\$3.75	1,600
23 January 2025	\$3.75	5,947

Signature

print name	Mark Bryant	capacity	Authorised signatory for the Substantial Holders
sign here		date	24 January 2025