

1 November 2024

Level 24
Chifley Tower
2 Chifley Square
Sydney NSW 2000
Eora Country
www.abl.com.au



MELBOURNE
SYDNEY

Partners
Mark M Leibler AC
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
Bridgett Little
Gia Cari
Jason van Grieken
Elyse Hilton
Jonathan Ortnr
Stephen Lloyd
Scott Phillips
Gavin Hammerschlag
Shaun Cartoon
Damien Cuddihy
Dorian Hennenon
Rebecca Zwier
Ben Frits-O'Toole
Raphael Leibler
Gabriel Sakkal
Matthew Davies
Rachel Soh

Consultants
Jane C Sheridan
Kenneth A Gray

Special Counsel
Sam Dollard
Laila De Melo
Emily Simmons
Bridgid Cowling
Ari Watne
Brianna Youngson
Briely Trollope
Laura Cochrane
Greg Judd
Paul Chadwick

Senior Associates
Elly Bishop
Lisa Garson
Vidushee Deora
Luke Jedynek
Emily Korda
Michael Repse
Anna Sapountsis
Alexandra Harrison-Ichlov
Claire Southwell
Luise Squire
Ari Bendet
Grace Cho
Lucy Eastoe
Michelle Ainsworth
Micaela Bernfield
Crosby Radburn
Jessica Wills
George Bassil
Harriet Craig
Ellie Mason
Jessica Ortnr
Cameron Sivwright
Andrew Spierings
Freeman Zhong
Ben Chahoud
Sophia Charles
Christopher Davies
Madeleine Durrant
Erin Puckridge
Jason Rudaizky

By electronic lodgement

Markets Announcements Office
Australian Securities Exchange
20 Bridge Street
Sydney NSW 2000

File No. 021927135

Partner
Scott Phillips
Direct (02) 9226 7253
sphillips@abl.com.au

To Whom It May Concern

Extension of Offer Period

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 (the **Bidder**).

On 25 September 2024, the Bidder lodged a second replacement bidder's statement, supplemented by the first supplementary bidder's statement on 18 October 2024 and the second supplementary bidder's statement on 23 October 2024 (**Bidder's Statement**) in relation to its off-market takeover offer to acquire all of the stapled securities in Hotel Property Investments (ASX:HPI) (**Offer**), comprising Hotel Property Investments Limited (ACN 010 330 515) and Hotel Property Investments Trust (ARSN 166 484 377) (together, **HPI**).

On behalf of the Bidder, we **enclose**:

- a notice pursuant to sections 650C and 650D of the *Corporations Act 2001* (Cth) (**Corporations Act**) (as notionally modified by *ASIC Corporations (Takeover Bids) Instrument 2023/683*) extending the closing date for the Offer to 7.00pm Sydney time on 18 November 2024, unless further extended or withdrawn in accordance with the Corporations Act (**Extension Notice**); and
- a notice pursuant to section 630(2)(b) of the Corporations Act (**630(2) Notice**).

Both the Extension Notice and 630(2) Notice have been sent to HPI, and the Extension Notice has also been lodged with the Australian Securities and Investments Commission, and will be given to each person referred to in sections 650D(1)(c) and 650D(2) of the Corporations Act (as notionally modified by *ASIC Corporations (Takeover Bids) Instrument 2023/683*).

Yours sincerely
Arnold Bloch Leibler

A handwritten signature in black ink, appearing to read 'Scott Phillips', written over a white background.

Scott Phillips
Partner

Enc

This notice (**Notice**) is given by the 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 (**Bidder**) under sections 650C and 650D of the *Corporations Act 2001* (Cth) (**Corporations Act**) in relation to its off-market takeover offer to acquire all of the stapled securities in Hotel Property Investments (ASX:HPI), comprising Hotel Property Investments Limited (ACN 010 330 515) and Hotel Property Investments Trust (ARSN 166 484 377) (together, **HPI**) (**Offer**), contained in the bidder's statement dated 9 September 2024 as replaced by the first replacement bidder's statement dated 9 September 2024 and the second replacement bidder's statement dated 25 September 2024 as supplemented by the First Supplementary Bidder's Statement dated 18 October 2024 and the Second Supplementary Bidder's Statement dated 23 October 2024 (**Bidder's Statement**). Unless otherwise defined in this Notice, words defined in the Bidder's Statement have the same meaning in this Notice.

NOTICE OF VARIATION OF OFFER – EXTENSION OF OFFER PERIOD TO 18 NOVEMBER 2024

1 November 2024

Dear HPI Securityholder

The Bidder is pleased to advise that it has extended the closing date of the Offer to **7:00pm Sydney time on 18 November 2024**. You may accept the Offer by:

- (a) logging into <https://events.miraqle.com/ch-offer/home/> and following the instructions;
- (b) completing and signing the Acceptance Form enclosed within the Bidder's Statement dated 9 September 2024 or First Supplementary Bidder's Statement dated 18 October 2024 and returning it to the address indicated on the acceptance form; or
- (c) instructing your Controlling Participant (usually your stockbroker) to accept the Offer on your behalf.

If you have already accepted the Offer, no action is required. If you have any questions in relation to this document, the Offer or how to accept the Offer, please call the Offer Information Line on 1800 178 658 (within Australia) or +61 1800 178 658 (from overseas), Monday to Friday between 8:30am and 5:30pm (Sydney time).

Extension of Offer Period

The Bidder gives notice that for the purposes of sections 650C and 650D of the Corporations Act it varies the Offer by (i) extending the Offer Period, so that the Offer will now close at **7:00pm Sydney time on 18 November 2024** (instead of 11 November 2024), unless further extended or withdrawn in accordance with the Corporations Act, and (ii) replacing references to "11 November 2024" with "18 November 2024" in all places it appears in the Bidder's Statement (including in the Acceptance Forms), in the previous notices and in all other instances where "11 November 2024" appears as the closing date of the Offer.

Date and ASIC disclaimer

A copy of this Notice was lodged with ASIC on 1 November 2024. ASIC takes no responsibility for the contents of this Notice.

Authorisation

This Notice has been approved by a resolution passed by the directors of the Bidder.

Dated: 1 November 2024

Signed for and on behalf of **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 by:



Mark Bryant
Company Secretary

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 (THE BIDDER)

NOTICE PURSUANT TO SECTION 630(2)(b) OF THE CORPORATIONS ACT 2001 (CTH)

To: Australian Securities Exchange (**ASX**); and

Hotel Property Investments (ASX:HPI), comprising Hotel Property Investments Limited (ACN 010 330 515) and Hotel Property Investments Trust (ARSN 166 484 377) (together, **HPI**).

This notice (**Notice**) is given by the Bidder under section 630(2) of the Corporations Act in relation to its off-market takeover offer to acquire all of the stapled securities in HPI (**Offer**) contained in the bidder's statement dated 9 September 2024 as replaced by the first replacement bidder's statement dated 9 September 2024 and the second replacement bidder's statement dated 25 September 2024 as supplemented by the First Supplementary Bidder's Statement dated 18 October 2024 and the Second Supplementary Bidder's Statement dated 23 October 2024 (**Bidder's Statement**). Unless otherwise defined in this Notice, words defined in the Bidder's Statement have the same meaning in this Notice.

New date for notice of the status of conditions pursuant to section 630(2)(b) of the Corporations Act

For the purposes of section 630(2) of the Corporations Act, the Bidder gives notice that as a result of the extension of the Offer Period, the new date for giving the notice of the status of the conditions as set out in Section 11.10 of the Bidder's Statement is 11 November 2024.

As at the date of this Notice, the Offer has not been freed from any of the conditions and, so far as the Bidder knows, none of the conditions have been fulfilled, and accordingly the Offer remains subject to each condition as specified in Annexure A of the Bidder's Statement.

Dated: 1 November 2024

Signed for and on behalf of **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** by:



Mark Bryant
Company Secretary