

10 December

By electronic lodgement

Markets Announcements Office
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To Whom It May Concern

Notice of status of conditions

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**), 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** by way of service pursuant to sections 630(3) and 630(5)(b) of the *Corporations Act 2001* (Cth), a formal notice of the status of the conditions of the Offer.

A copy of the formal notice of the status of conditions to the Offer has been sent to HPI today.

Yours sincerely
Arnold Bloch Leibler

Scott Phillips
Partner
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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 OF STATUS OF CONDITIONS

PURSUANT TO SECTION 630(3) OF THE CORPORATIONS ACT 2001 (CTH)

To: Australian Securities Exchange; 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(3) of the *Corporations Act 2001* (Cth) (**Corporations Act**) in relation 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, and as supplemented by the First Supplementary Bidder's Statement dated 18 October 2024, the Second Supplementary Bidder's Statement dated 23 October 2024, the Third Supplementary Bidder's Statement dated 21 November 2024 and the Fourth Supplementary Bidder's Statement dated 6 December 2024 (**Bidder's Statement**).

Unless otherwise defined in this Notice, terms defined in the Bidder's Statement have the same meaning in this Notice.

For the purposes of section 630(3) of the Corporations Act, the Bidder gives notice that, as at the date of this Notice:

1. the Offer has been freed from all of the Conditions contained in Annexure A of the Bidder's Statement;
2. so far as the bidder knows, the Conditions contained in Annexure A of the Bidder's Statement have not been fulfilled on the date of this Notice however the Offer has been freed of those Conditions and accordingly, the Offer is and remains wholly unconditional; and
3. the Bidder's voting power in HPI is 34.85%.

Dated: 10 December 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