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MELBOURNE
SYDNEY

16 December 2024

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
sphilips@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**), 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, a notice pursuant to sections 650C and 650D of the *Corporations Act 2001* (Cth) (as notionally modified by *ASIC Corporations (Takeover Bids) Instrument 2023/683*) extending the Offer Period.

The notice has been sent to HPI and lodged with the Australian Securities and Investments Commission and will be given to HPI Securityholders as required by the *Corporations Act 2001* (Cth) (as notionally modified by *ASIC Corporations (Takeover Bids) Instrument 2023/683*).

Yours sincerely
Arnold Bloch Leibler

Scott Phillips
Partner

Enc

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Madeleine Durrant
Erin Puckridge
Jason Rudaizky

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**) including under sections 650C and 650D of the *Corporations Act 2001* (Cth) (**Corporations Act**) and pursuant to a modification of the Corporations Act granted pursuant to an ASIC instrument dated on or prior to the date of this Notice 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 from time to time including 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, words defined in the Bidder's Statement have the same meaning in this Notice.

EXTENSION OF OFFER PERIOD

16 December 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 31 January 2025**. You may accept the Offer by:

- (a) logging into <https://events.miracle.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, the First Supplementary Bidder's Statement dated 18 October 2024 or the Fourth Supplementary Bidder's Statement dated 6 December 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 31 January 2025** (instead of 17 December 2024), unless further extended in accordance with the Corporations Act, and (ii) replacing references to "17 December 2024" with "31 January 2025" 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 "17 December 2024" appears as the closing date of the Offer.

As announced in the Fourth Supplementary Bidder's Statement and the notice given under section 650F of the Corporations Act, both dated 6 December 2024, all of the defeating conditions to the Offer in Annexure A to the Bidder's Statement have been freed and, accordingly, the Offer is unconditional.

Date and ASIC disclaimer

A copy of this Notice was lodged with ASIC on 16 December 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: 16 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