

Arnold Bloch Leibler

Lawyers and Advisers

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



MELBOURNE
SYDNEY

31 January 2025

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

Partners
Mark M Leibler AC
Henry D Lanzer AM
Joseph Borenszajn 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 Orner
Stephen Lloyd
Scott Phillips
Gavin Hammerschlag
Shaun Cartoon
Damien Cuddihy
Dorian Henneron
Rebecca Zwier
Ben Friis-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
Ara 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 Orner
Cameron Sivwright
Andrew Spierings
Freeman Zhong
Ben Chahoud
Sophia Charles
Christopher Davies
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, the Fourth Supplementary Bidder's Statement dated 6 December 2024 and the Fifth Supplementary Bidder's Statement dated 21 January 2025 (**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

31 January 2025

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 14 March 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, the Fourth Supplementary Bidder's Statement dated 6 December 2024 or the Fifth Supplementary Bidder's Statement dated 21 January 2025 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 14 March 2025** (instead of 31 January 2025), unless further extended in accordance with the Corporations Act, and (ii) replacing references to "31 January 2025" with "14 March 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 "31 January 2025" 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 31 January 2025. 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: 31 January 2025

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