

The Manager
Australian Securities Exchange Limited
Corporate Announcement Officer
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17 February 2025

Charter Hall and Hostplus have acquired >90% of HPI securities

Hotel Property Investments Limited (ASX: HPI) acknowledges the substantial holder notice from Charter Hall Retail REIT (ASX: CQR) noting that 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 Bidders) have acquired 90.86% of HPI securities.

The Corporations Act 2001 allows for a compulsory acquisition where a security holder controls greater than 90% of available securities and we expect that the Bidders will commence this process shortly. In that event, trading in HPI securities on the ASX will cease 5 business days after the process commences.

The HPI Board continues to recommend that securityholders **ACCEPT** the Bidder's Offer of \$3.752 per HPI security, which will reduce for any future distributions. Securityholders will realise their investment in HPI sooner by accepting the Offer (or selling their investment on market) rather than realising their investment via the compulsory acquisition process.

The Offer close date is 7pm (Sydney time) on 14 March 2025.

This ASX announcement was authorised by the Chairman of Hotel Property Investments Limited

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