#### Form 603

#### Corporations Act 2001 Section 671B Notice of initial substantial holder

To: Company Name/Scheme: HOTEL PROPERTY INVESTMENTS LTD

ACN/ARSN: 010 330 515

1. Details of substantial holder

Name Commonwealth Bank of Australia ACN 123 123 124 (CBA) and its related bodies corporate listed in annexure A

The holder became a substantial holder on: 05/09/2019

# 2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities	Number of securities	Person's votes	Voting power (%)
Fully Paid ordinary shares	140,536	140,536	0.10%

For the Securities (if any) listed below see NOTE 1 at the end of this form

Class of securities	Number of securities	Person's votes	Voting power (%)	
Fully Paid ordinary shares	7,651,802	7,651,802		5.23%
Class of securities	Number of securities	Person's votes	Voting power (%)	
GRAND TOTAL				
Fully Paid ordinary shares	7,792,338	7,792,338		5.33%

# 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of securities
Avanteos Investments Limited ACN 096 259 979	Relevant interest under paragraph 608(1)(a), 608(1)(b) and 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising as a result of being the registered holder of the relevant securities in its capacity as a superannuation trustee and in its capacity as administrator of managed accounts. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	53,693 Fully paid ordinary shares
Commonwealth Bank of Australia ACN 123 123 124	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising as a result of having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in a proprietary capacity.	Fully paid ordinary shares (including 86,843 86,843 borrowed from Merrill Lynch International, see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the residual power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as a responsible entity of a managed investment scheme (which managed investment scheme is not managed by either Colonial First State Investments Limited or a related body corporate). In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being a residual accelerated relevant interest held in the same capacity. Colonial First State Investments Limited has authorised the manager of each such managed investment scheme to exercise the powers referred to in paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth) in relation to those securities managed by the manager to the exclusion of Colonial First State Investments Limited except for provisions allowing Colonial First State Investments Limited to terminate the agreement with the manager or to exercise those powers where the agreement is terminated.	7,651,802 Fully paid ordinary shares
Colonial First State Investments Limited ACN 002 348 352	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as a responsible entity of a managed investment scheme (which managed investment scheme is managed by Colonial First Statement Investments Limited or a related body corporate). In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	7,651,802 Fully paid ordinary shares

# 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class and number of securities
Avanteos Investments Limited ACN 096 259 979	Avanteos Investments Limited		53,693 Fully paid ordinary shares
Commonwealth Bank of Australia ACN 123 123 124	The Bank Of New York Mellon, Sydney Branch		86,843 Fully paid ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citibank N A Hong Kong		1,398,049 Fully paid ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citicorp Nominees Pty Limited (Australia)		3,755,156 Fully paid ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Northern Trust Company		2,306,560 Fully paid ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	UBS Nominees Pty Ltd		192,037 Fully paid ordinary shares

# 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration	Consideration	
		Cash	Non-cash	
See annexure B to this notice				

# 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicab	le)	Nature of association
Avanteos Investments Limited	ACN 096 259 979	An indirect wholly-owned subsidiary, and therefore related body corporate, of Commonwealth Bank of Australia
Commonwealth Bank of Australia	ACN 123 123 124	Parent Company
Colonial First State Investments Limited	ACN 002 348 352	An indirect wholly-owned subsidiary, and therefore related body corporate, of Commonwealth Bank of Australia

# 7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Avanteos Investments Limited ACN 096 259 979	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Commonwealth Bank of Australia ACN 123 123 124	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Colonial First State Investments Limited ACN 002 348 352	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia

#### 8. Signature

NOTE 1--(This note is relevant to section 2,3,4 and 5)

The relevant interests in these securities:

- a) are/were held by Colonial First State Investments Limited (CFS) as responsible entity of the specified registered managed investment schemes and relate(d) to holdings in connection with the Colonial First State First Choice product range. Decisions to buy/sell those securities and exercise voting rights in relation to those securities are made by managers to whom CFS has outsourced those functions. By instrument dated 29 October 2001 the Australian Securities and Investments Commission ("ASIC") has granted certain relief to CFS and its related bodies corporate for these holdings from the applicable provisions of Chapter 6 of the Corporations Act in relation to the acquisition of or increase in voting power of such securities (the Manager Relief). These managers are not associates of, other than by virtue of an agreement in accordance with the terms of the Manager Relief, the Commonwealth Bank of Australia group;or
- b) are/were held by or for the benefit of specified index funds where the funds have an objective of maintaining a portfolio tracking error less than 0.5% per annum. ASIC has granted certain relief to CFS and its related bodies corporate for these holdings from the applicable provisions of Chapter 6 of the Corporations Act in relation to the acquisition of or increase in voting power of such securities.

Dated the 09 day of September 2019

Kara Nicholls - Company Secretary

This is annexure A referred to in Form 603, Notice of initial substantial holder dated 05/09/2019

Kara Nicholls

Company Secretary

Dated the 09/09/2019

#### **SCHEDULE**

AEGIS CORRECTIONAL PARTNERSHIP PTY LTD

AEGIS LIMITED

AHL FINANCE HOLDINGS PTY LTD

AHL FINANCE PTY LTD

AHL HOLDINGS PTY LIMITED

AHL INVESTMENTS PTY LTD

ALTONA V6 PTY LIMITED

ASB BANK LIMITED

ASB FINANCE LIMITED

ASB FUNDING LIMITED

ASB GROUP INVESTMENTS LIMITED

ASB HOLDINGS LIMITED

ASB MANAGEMENT SERVICES LIMITED

ASB NOMINEES LIMITED ASB SECURITIES LIMITED

ASKLEPIOS LIMITED

ASPIRE SCHOOLS FINANCING (QLD) PTY LIMITED

ASPIRE SCHOOLS HOLDINGS (QLD) PTY LIMITED

AUSSIE CENTRE ADMINISTRATION PTY LIMITED

AUSSIE FINANCIAL PLANNING SERVICES PTY LTD

AUSSIE HOME INSURANCE PTY LIMITED

AUSSIE HOME LOANS HOLDINGS PTY LTD

AUSSIE HOME LOANS PTY LIMITED

AUSSIE HOME SECURITY PTY LIMITED

AUSSIE MORTGAGE MARKET HOLDINGS PTY LIMITED

AUSSIEHOMELOANS.COM.AU PTY LTD

AUSTRALIAN HOME LOANS HOLDINGS PTY LIMITED

AUSTRALIAN INVESTMENT EXCHANGE LIMITED

AVANTEOS INVESTMENTS LIMITED

AVANTEOS PTY LTD

BANK OF HANGZHOU CO. LTD

BANKWEST FOUNDATION LIMITED

BDELTA VESSEL NO 1 PTY LTD

BDELTA VESSEL NO 2 PTY LTD

BDELTA VESSEL NO 3 PTY LTD BDELTA VESSEL NO 4 PTY LTD

BOCOMMLIFE INSURANCE COMPANY LIMITED

BW FINANCIAL ADVICE LIMITED

BW SECURITISATION MANAGEMENT PTY LTD

BWA GROUP SERVICES PTY LTD

BWA INTELLECTUAL PROPERTY HOLDINGS LIMITED

CAPITAL 121 PTY LIMITED

CBA A319 4624 PTY LIMITED

CBA A319 4635 PTY LIMITED

CBA A320 4077 PTY LTD

CBA A320 4948 PTY LIMITED CBA A320 5156 PTY LIMITED

CBA A320 5249 PTY LTD

CBA A320 5289 PTY LTD

CBA A320 5638 PTY LTD

CBA A320 6749 PTY LIMITED

CBA A320 AIRCRAFT NO1 PTY LTD

CBA A330 1427 Pty Ltd

CBA A330 1453 PTY LIMITED

CBA A330 1561 PTY LTD CBA AIR A320 2714 PTY LIMITED

CBA AIR PTY I TD

CBA ASSET FINANCE (NZ) LIMITED

CBA ASSET HOLDINGS (NZ) LIMITED

CBA B377 37091 PTY LTD

CBA B738 39822 PTY LIMITED

CBA B773 60333 PTY LIMITED

CBA CAPITAL AUSTRALIA PTY LIMITED

CBA CORPORATE SERVICES (NSW) PTY LIMITED

CBA CORPORATE SERVICES (VIC) PTY LIMITED

CBA DIGITAL SETTLEMENTS PTY LTD

CBA ES BUSINESS SERVICES PTY LTD

CBA EUROPE LIMITED

CBA EUROPE N.V.

CBA FUNDING (NZ) LIMITED

CBA FUNDING HOLDINGS PTY LTD

CBA INTERNATIONAL FINANCE PTY. LIMITED

CBA INTERNATIONAL FINANCIAL SERVICES LIMITED (formerly known as COMMBANK MANAGEMENT CONSULTING (ASIA) COMPANY LIMITED)

CBA INVESTMENTS (NO.4) LIMITED

CBA ISO Containers Pty Ltd

CBA IT LEASING NO 3 PTY LTD

CBA MTE RAIL COMPANY PTY LIMITED

CBA NEW DIGITAL BUSINESSES PTY LTD

CBA NZ HOLDING LIMITED

CBA RAIL & TRAM COMPANY PTY LIMITED

CBA ROLLING STOCK COMPANY NO.1 PTY LIMITED

CBA SA HOLDINGS PROPRIETARY LIMITED

CBA SAF HOLDING PTY LIMITED

CBA SERVICES INTERNATIONAL LIMITED

CBA SERVICES PRIVATE LIMITED

CBA SPECIALISED FINANCING PTY LIMITED

CBA USD INVESTMENTS PTY LIMITED

CBFC LEASING PTY. LIMITED

CBFC LIMITED

CIPL ARARAT PTY LTD

CIPL SA SCHOOLS PTY LTD

CISL (NO.1) PTY LIMITED

CMG ASIA LIFE HOLDINGS LIMITED

CMG ASIA PTY LTD

CMLA Services Pty Ltd

COLLATERAL LEASING PTY LTD

Colonial (UK) Trustees Limited

COLONIAL FIRST STATE GROUP LIMITED

COLONIAL FIRST STATE INVESTMENTS LIMITED

COLONIAL HOLDING COMPANY LIMITED

COLONIAL MUTUAL SUPERANNUATION PTY. LTD.

COLONIAL SERVICES PTY LIMITED

COMMBANK EUROPE LIMITED

COMMBANK FOUNDATION LIMITED

COMMBANK MANAGEMENT CONSULTING (SHANGHAI) COMPANY LIMITED

COMMONWEALTH AUSTRALIA SECURITIES LLC

COMMONWEALTH BANK OF AUSTRALIA

COMMONWEALTH BANK OF AUSTRALIA (UK) STAFF BENEFITS SCHEME TRUSTEE COMPANY LIMITED

COMMONWEALTH BANK OFFICERS SUPERANNUATION CORPORATION PTY LIMITED

Commonwealth Custodial Services Pty Ltd

COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA PTY LIMITED

COMMONWEALTH FINANCIAL PLANNING LIMITED

COMMONWEALTH INSURANCE HOLDINGS LIMITED

COMMONWEALTH INSURANCE LIMITED

COMMONWEALTH INVESTMENTS PTY LIMITED

COMMONWEALTH PRIVATE LIMITED
COMMONWEALTH SECURITIES LIMITED

COMMWEALTH INTERNATIONAL HOLDINGS PTY LIMITED

COMSEC NOMINEES PTY LIMITED

CORE EQUITY SERVICES NOMINEES PTY LIMITED

COUNT FINANCIAL LIMITED

Credit Savvy Pty Ltd

CRYSTAL AVENUE PTY LIMITED

CTB AUSTRALIA LIMITED

ELLAS CONTAINER SHIP COMPANY 1 PTY LIMITED

ELLAS CONTAINER SHIP COMPANY 2 PTY LIMITED

EMERALD HOLDING COMPANY PTY LIMITED FINANCIAL WISDOM LIMITED

FINCONNECT (AUSTRALIA) PTY LTD

FIRST STATE CINDA FUND MANAGEMENT COMPANY LIMITED

FMG ASSET LEASING PTY LTD

GT USD FUNDING PTY LIMITED

HAZELWOOD INVESTMENT COMPANY PTY LIMITED

HOMEPATH PTY LIMITED

INVERLOCH LEASING PTY LIMITED

INVESTMENT CUSTODIAL SERVICES LIMITED

INVESTORWEB.COM. PTY LIMITED

IWL BROKING SOLUTIONS PTY LIMITED

IWL PTY LIMITED

JACQUES MARTIN ADMINISTRATION AND CONSULTING PTY LTD

JACQUES MARTIN PTY. LTD.

MIS FUNDING NO.1 PTY LIMITED

MORTGAGE HOLDING TRUST COMPANY LIMITED

MTE DEBT VEHICLE PTY LTD

MTE LESSOR 1 PTY LTD

MTE LESSOR 2 PTY LTD

MTE LESSOR 2 PTY LTD

MTE LESSOR 4 PTY LTD

MTE LESSOR 5 PTY LTD

MTE NOMINEE PARTNER PTY LTD

NETSHARE NOMINEES PTY LTD

NEWPORT LIMITED

ORE & OVERBURDEN PTY LIMITED

PREFERRED CAPITAL PTY LIMITED

PREMIUM ALTERNATIVE INVESTMENTS PTY LIMITED

PREMIUM CUSTODY SERVICES PTY LTD

PREMIUM PLANTATIONS PTY LIMITED

PREMIUM PLANTATIONS SERVICES PTY LTD

PT BANK COMMONWEALTH

PT COMMONWEALTH LIFE

PT FIRST STATE INVESTMENTS INDONESIA

QILU BANK CO. LTD.

RELIANCE ACHIEVER PTY LIMITED

RESIDENTIAL MORTGAGE GROUP PTY LTD

ROCK & RUBBLE (DEBT VEHICLE) PTY LIMITED

ROCK & RUBBLE (EXISTING) PTY LIMITED

ROCK & RUBBLE (NEW) PTY LIMITED SAF MINING NO.2 PTY LIMITED

SAF Mining No1 Pty Limited

Safe No 27 Ptv Ltd

SAFE NO1 PTY LTD

SAFE NO2 PTY LTD

SAFE NO24 PTY LTD

SAFE NO26 PTY LTD

SAFE NO3 PTY LTD

SAFE NO4 PTY LIMITED

SAFE NO9 PTY LIMITED

SAFE USD HOLDINGS PTY LTD

SECURITISATION ADVISORY SERVICES PTY. LIMITED

SECURITISATION MANAGEMENT SERVICES LIMITED

SENBARY PTY LIMITED

SHARE DIRECT NOMINEES PTY LIMITED

SHARE INVESTMENTS PTY LIMITED

ST ANDREW'S AUSTRALIA PTY LTD

STATE NOMINEES LTD

T.W. CUSTODIANS LIMITED

TANKSTREAM RAIL (BY - 1) PTY LIMITED

TANKSTREAM RAIL (BY - 2) PTY LIMITED

TANKSTREAM RAIL (BY - 3) PTY LIMITED

TANKSTREAM RAIL (BY - 4) PTY LIMITED

TANKSTREAM RAIL (SW - 1) PTY LIMITED

TANKSTREAM RAIL (SW - 2) PTY LIMITED

TANKSTREAM RAIL (SW - 3) PTY LIMITED

TANKSTREAM RAIL (SW - 4) PTY LIMITED

TANKSTREAM RAIL (VICTORIA) PTY LIMITED THE COLONIAL MUTUAL LIFE ASSURANCE SOCIETY LIMITED

TYME CAPITAL PROPRIETARY LIMITED

TYME INFIELD PROPRIETARY LIMITED (formerly know as EDGE FIELD MARKETING PROPRIETARY LTD)

TYME INTELLECTUAL PROPERTIES PROPRIETARY LIMITED

TYME INVESTMENTS PROPRIETARY LIMITED

VATOSCAN PROPRIETARY LIMITED

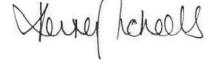
VH-VZF PTY LTD

VH-VZG PTY LTD VH-VZH PTY LTD

VIETNAM INTERNATIONAL BANK (VIETNAM INTERNATIONAL COMMERCIAL JOINT STOCK BANK)

WIZARD HOME LOANS PTY LIMITED

This is annexure B referred to in Form 603, Notice of initial substantial holder dated 05/09/2019



Kara Nicholls

Company Secretary

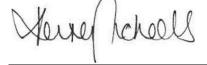
Dated the 09/09/2019

Holder of relevant interes	Date of acquisition	Consideration cash	Consideration non-cash	Class and number of securities affected
Avanteos Investments Limited ACN 096 259 979	Thursday, 06 June 2019	479.40		141 Ordinary shares
Avanteos Investments Limited ACN 096 259 979	Saturday, 15 June 2019	493.50		141 Ordinary shares
	Friday, 10 May 2019	54,658.43		16,654 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 15 May 2019	59,233.16		17,492 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 03 June 2019	43,537.62		12,609 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 19 June 2019	113,665.53		33,333 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 20 June 2019	7,268.58		2,084 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 20 June 2019	9,979.17		2,867 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 20 June 2019	15,977.61		4,581 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352 Colonial First State	Thursday, 20 June 2019	21,931.89		6,301 Ordinary shares
Investments Limited (Note 1) ACN 002 348 352 Colonial First State	Friday, 21 June 2019	39,451.03		11,344 Ordinary shares
Investments Limited (Note 1) ACN 002 348 352 Colonial First State	Tuesday, 25 June 2019	62,772.97		17,435 Ordinary shares
Investments Limited (Note 1) ACN 002 348 352	Friday, 05 July 2019	6,369.81		1,849 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 05 July 2019	24,070.90		7,000 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 05 July 2019	14,951.30		4,340 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 08 July 2019	61,468.43		17,638 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 08 July 2019	144,296.43		41,405 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 09 July 2019	45,204.33		12,934 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 09 July 2019	106,118.69		30,363 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 10 July 2019	26,882.60		7,628 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 10 July 2019	191,172.80		54,080 Ordinary shares
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 10 July 2019	448,764.72		126,949 Ordinary shares

Investments Limited (Note   1) ACN 002 348 352				
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1) ACN 002 348 352	Colonial First State			
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Investments Limited (Note 1) ACN 002 348 352		, ,	,	,
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#### Annexure C

This is annexure C referred to in Form 603, Notice of initial substantial holder dated 05/09/2019



Kara Nicholls

Company Secretary

Dated the 09/09/2019

Commonwealth Bank of Australia will, if requested by the company or responsible entity to whom this form must be given or by the Australian Securities and Investments Commission (ASIC), give a copy of one or more of the following agreements to the company, responsible entity or ASIC (as appropriate).

# **Merrill Lynch International**

Type of agreement:	Global Master Securities Lending Agreement
	(1) Commonwealth Bank of Australia and (2) Merrill Lynch
Parties to agreement:	International
Can the parties exercise voting rights attaching to the securities?	No
If yes, in what circumstances?	N/A
Date on which the securities were (or are) expected to be delivered to the borrower or its nominee (ie borrow date):	The dates indicated in Annexure B on which securities were borrowed.
Scheduled date (if any) when the securities are expected to be	
returned to the lender or its nominee (ie return date):	Any particular day.
Does the borrower have the right to return the securities early?	
[Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Does the lender have the right to recall the securities early (ie before the scheduled return date)? [Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Are there circumstances in which the borrower will not be required	
to return the securities on settlement? [Yes/No]	No
If yes, in which circumstances?	N/A