

IML INVESTORS MUTUAL LTD

INVESTMENT MANAGERS

ABN 14 078 030 752
 AFS Licence No. 229988
 LICENSED DEALER IN SECURITIES

FACSIMILE TRANSMISSION

To:	Company Announcements	From:	Investors Mutual Ltd
Company:	ASX		
Fax:	1300 135 638	Fax:	(02) 9232 7511
Page 1 of:	6 Pages (incl. Coversheet)	Date:	16 September 2019
Subject:	Form – 604 Notice of Change of interests of Substantial Holder		

To whom it may concern,

Please find enclosed the above notice regarding Investors Mutual Limited shareholding in Hotel Property Investments Ltd

Should you require any further information, please call on the number below.

Kind regards,

Investors Mutual Limited
 Direct phone (02) 8224 0500

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To: Company Name/Scheme Hotel Property Investments LtdACN/ARSN 010 330 515**1. Details of substantial holder(1)**Name Investors Mutual LimitedACN/ARSN (if applicable) 078 030 752There was a change in the interests of the
substantial holder on 12 /09 /2019The previous notice was given to the company on 20 /03 /2019The previous notice was dated 20 /03 /2019**2. Previous and present 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 (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	16,832,158	11.52%	14,756,091	10.06%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
	See Annexure 1				

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
	See Annexure 2				

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:


Name and ACN/ARSN (if applicable)	Nature of association

6. Addresses

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

Name	Address
See Annexure 3	

Signature

print name Zac Azzi capacity Company Secretary
 sign here  date 16/9/19

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Investors Mutual Limited
ACN/ ARSN: 078 030 752

Annexure 1 of page 1

3. Changes in relevant interests

Trade Date	Person whose relevant interest changed	Nature of Change	Consideration given in relation to change	Ordinary Units	Person's Votes Affected
26-Mar-19	Investors Mutual Limited	OS-SAL	-\$253,470.00	-75000	-75000
27-Mar-19	Investors Mutual Limited	OS-SAL	-\$63,053.40	-19000	-19000
30-May-19	Investors Mutual Limited	OS-SAL	-\$45,500.00	-13000	-13000
31-May-19	Investors Mutual Limited	OS-SAL	-\$69,980.00	-20000	-20000
3-Jun-19	Investors Mutual Limited	OS-SAL	-\$44,579.60	-13000	-13000
11-Jun-19	Investors Mutual Limited	OS-SAL	-\$7,030.40	-2000	-2000
10-Jul-19	Investors Mutual Limited	OS-SAL	-\$378,347.52	-107029	-107029
10-Jul-19	Investors Mutual Limited	OS-SAL	-\$45,955.00	-13000	-13000
10-Jul-19	Investors Mutual Limited	OS-SAL	-\$141,400.00	-40000	-40000
10-Jul-19	Investors Mutual Limited	OS-SAL	-\$74,235.00	-21000	-21000
24-Jul-19	Investors Mutual Limited	OS-SAL	-\$1,680,280.00	-476000	-476000
6-Aug-19	Investors Mutual Limited	OS-SAL	-\$298,926.16	-90038	-90038
3-Sep-19	Investors Mutual Limited	OS-SAL	-\$77,660.00	-22000	-22000
5-Sep-19	Investors Mutual Limited	OS-SAL	-\$178,250.00	-50000	-50000
5-Sep-19	Investors Mutual Limited	OS-SAL	-\$340,029.70	-95380	-95380
5-Sep-19	Investors Mutual Limited	OS-SAL	-\$374,325.00	-105000	-105000
9-Sep-19	Investors Mutual Limited	OS-SAL	-\$50,971.17	-14620	-14620.00
12-Sep-19	Investors Mutual Limited	OS-SAL	-\$242,200.00	-70000	-70000.00
12-Sep-19	Investors Mutual Limited	OS-SAL	-\$865,000.00	-250000	-250000.00
12-Sep-19	Investors Mutual Limited	OS-SAL	-\$276,800.00	-80000	-80000.00
13-Sep-19	Investors Mutual Limited	OS-SAL	-\$1,211,000.00	-350000	-350000.00
13-Sep-19	Investors Mutual Limited	OS-SAL	-\$519,000.00	-150000	-150000.00

-2076067

Investors Mutual Limited**ACN/ ARSN: 078 030 752**

Annexure 2 of page 1

4. Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Number of Securities	Person's votes
Investors Mutual Limited	Citicorp Nominees Pty Ltd – IMCF14	Investors Mutual Limited	Ability to influence the voting and disposal of shares	2,160,662	2,160,662
Investors Mutual Limited	JP Morgan - Funds SA	Investors Mutual Limited	Ability to influence the voting and disposal of shares	1,773,870	1,773,870
Investors Mutual Limited	JP Morgan State Super Financial Services	Investors Mutual Limited	Ability to influence the voting and disposal of shares	888,775	888,775
Investors Mutual Limited	RBC Global Services Australia Pty Ltd	Investors Mutual Limited	Ability to influence the voting and disposal of shares	9,932,784	9,932,784

Investors Mutual Limited**ACN/ ARSN: 078 030 752****Annexure 3 of page 2****6. Addresses**

Name	Address
Investors Mutual Limited	Level 24, 25 Bligh Street, Sydney NSW 2000.
RBC Global Services Australia Pty Limited	Level 17, 2 Park Street, SYDNEY NSW 2000
Citicorp Nominees Pty Ltd	Level 16, 120 Collins Street, Melbourne
JP Morgan - Funds SA	Locked Bag 7 Royal Exchange, Sydney NSW 1225