

Form 603
Corporations Act 2001
Section 671B
Notice of initial substantial holder

To: Company Name/Scheme: HOTEL PROPERTY INVESTMENTS
ACN/ARSN: Hotel Property Investments Limited ACN 010 330 515
Hotel Property Investments Trust ARSN 166 484 377

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: **01/12/2020**

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 stapled securities	342,990	342,990	0.20%

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 stapled securities	8,410,400	8,410,400	4.92%

Class of securities	Number of securities	Person's votes	Voting power (%)
GRAND TOTAL Fully Paid stapled securities	8,753,390	8,753,390	5.12%

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.	54,981 Fully paid stapled securities
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.	288,009 Fully paid stapled securities (including 288,009 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.	8,410,400 Fully paid stapled securities
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 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 an accelerated relevant interest held in the same capacity.	8,410,400 Fully paid stapled securities

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		54,981 Fully paid stapled securities
Commonwealth Bank of Australia ACN 123 123 124	The Bank Of New York Mellon, Sydney Branch		288,009 Fully paid stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citibank N A Hong Kong		3,839,788 Fully paid stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citicorp Nominees Pty Limited (Australia)		2,382,338 Fully paid stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Northern Trust Company		1,670,079 Fully paid stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	UBS Nominees Pty Ltd		518,195 Fully paid stapled securities

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		Class and number of securities
		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 applicable)	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 03 day of December 2020

Kristy Huxtable - Company Secretary

Annexure A

This is annexure A referred to in Form 603, Notice of initial substantial holder dated 01/12/2020



Kristy Huxtable

Company Secretary

Dated the 03/12/2020

SCHEDULE

AEGIS CORRECTIONAL PARTNERSHIP PTY LTD
AEGIS SECURITISATION NOMINEES PTY LTD
AHL HOLDINGS PTY LIMITED
AHL INVESTMENTS PTY LTD
ALTONA V6 PTY LIMITED
ASB BANK LIMITED
ASB FINANCE LIMITED
ASB GROUP INVESTMENTS LIMITED
ASB HOLDINGS LIMITED
ASB MANAGEMENT SERVICES LIMITED
ASB NOMINEES LIMITED
ASB SECURITIES LIMITED
ASKLEPIOS LIMITED
AUSSIE CENTRE ADMINISTRATION PTY LIMITED
AUSSIE HOME LOANS PTY LIMITED
AUSSIEHOMELOANS.COM.AU PTY LTD
AUSTRALIAN INVESTMENT EXCHANGE LIMITED
AVANTEOS INVESTMENTS LIMITED
AVANTEOS PTY 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
BW FINANCIAL ADVICE LIMITED
BW SECURITISATION MANAGEMENT PTY LTD
BWA GROUP SERVICES PTY LTD
BWA INTELLECTUAL PROPERTY HOLDINGS LIMITED
CAPITAL 121 FINCO PTY LTD
CAPITAL 121 HOLD CO PTY LTD
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 LTD
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
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 SOUTHERN SKY PTY LIMITED
CBA SPECIALISED FINANCING PTY LIMITED
CBA USD INVESTMENTS PTY LIMITED
CBFC LEASING PTY. LIMITED
CBFC PTY LIMITED
CIPL ARARAT PTY LTD
CIPL SA SCHOOLS PTY LTD
CISL (NO.1) PTY LIMITED
CMG ASIA LIFE HOLDINGS LIMITED
CMG ASIA PTY LTD
COLLATERAL LEASING PTY LTD
COLONIAL FIRST STATE INVESTMENTS LIMITED
COLONIAL HOLDING COMPANY LIMITED
COLONIAL MUTUAL SUPERANNUATION PTY. LTD.
COLONIAL SERVICES PTY LIMITED
COMMBANK EUROPE LIMITED
COMMBANK STAFF FOUNDATION LIMITED
COMMONWEALTH AUSTRALIA SECURITIES LLC
COMMONWEALTH BANK OF AUSTRALIA
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
COMMONWEALTH INTERNATIONAL HOLDINGS PTY LIMITED
COMSEC NOMINEES PTY LIMITED
CORE EQUITY SERVICES NOMINEES PTY LIMITED
CREDIT SAVVY PTY LTD
CRYSTAL AVENUE PTY LIMITED
CTB AUSTRALIA LIMITED
EAST TOPCO 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
FMG ASSET LEASING PTY LTD
GT USD FUNDING PTY LIMITED
HAZELWOOD INVESTMENT COMPANY PTY LIMITED
HOMEPATH PTY LIMITED
INVERLOCH LEASING PTY LIMITED
INVESTORWEB.COM. PTY LIMITED
IWL BROKING SOLUTIONS PTY LIMITED
IWL PTY LIMITED
LET'S PAY 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 3 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
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 Pty Ltd
SAFE NO1 PTY LTD
SAFE NO2 PTY LTD

SAFE NO23 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
SUPER AND INVESTMENTS MANAGEMENT PTY LIMITED
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
TYME INVESTMENTS PROPRIETARY LIMITED
VATOSCAN PROPRIETARY LIMITED
VH-VZF PTY LTD
VH-VZG PTY LTD
VH-VZH PTY LTD

Annexure B

This is annexure B referred to in Form 603, Notice of initial substantial holder dated 01/12/2020



Kristy Huxtable

Company Secretary

Dated the 03/12/2020

Holder of relevant interest	Date of acquisition	Consideration cash	Consideration non-cash	Class and number of securities affected
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 26 August 2020	597,484.39		194,424 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 27 August 2020	1,266,445.77		409,853 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 28 August 2020	9,113.73		2,942 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 28 August 2020	930,000.00		300,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 03 September 2020	235,469.65		74,648 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 04 September 2020	22,056.64		7,668 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 04 September 2020	23,372.25		8,125 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 04 September 2020	281,026.40		89,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 10 September 2020	606,878.62		195,660 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 11 September 2020	130,442.55		41,492 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 14 September 2020	180,096.64		56,777 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 15 September 2020	32,826.25		10,338 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 17 September 2020	144,667.20		45,733 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 16 October 2020	102,517.79		32,535 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 26 October 2020	306,613.29		97,947 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 26 October 2020	211,909.30		67,694 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 27 October 2020	283,847.79		91,617 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 27 October 2020	196,174.93		63,319 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	528,108.80	173,720 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	405,827.84	133,496 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	91,847.52	30,213 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	169,294.56	55,689 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	177,113.44	58,261 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	174,249.76	57,319 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	750,001.44	246,711 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 November 2020	1,471,892.00	484,175 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 27 November 2020	30,000.00	9,868 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 27 November 2020	214,072.09	67,019 Stapled securities
Commonwealth Bank of Australia ACN 123 123 124	Tuesday, 11 August 2020	N/A	176,793 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Thursday, 13 August 2020	N/A	177,971 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Wednesday, 21 October 2020	N/A	240,622 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Thursday, 12 November 2020	N/A	284,141 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Friday, 13 November 2020	N/A	283,528 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Friday, 20 November 2020	N/A	282,119 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Tuesday, 24 November 2020	N/A	286,362 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Wednesday, 25 November 2020	N/A	287,244 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Friday, 27 November 2020	N/A	287,936 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)
Commonwealth Bank of Australia ACN 123 123 124	Tuesday, 01 December 2020	N/A	288,009 Stapled securities (borrowed from Merrill Lynch International, see Annexure C)

Annexure C

This is annexure C referred to in Form 603, Notice of initial substantial holder dated 01/12/2020



Kristy Huxtable

Company Secretary

Dated the 03/12/2020

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
Parties to agreement:	(1) Commonwealth Bank of Australia and (2) Merrill Lynch 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