

The Manager
Australian Securities Exchange Limited
Corporate Announcement Officer
Level 4, 20 Bridge St
Sydney NSW 2000

Suite 2, Level 17
IBM Centre
60 City Road
Southbank VIC 3006
(03) 9038 1774

ABN 25 010 330 515

7 March 2023

Hotel Property Investments (ASX Code: HPI)
Appendix 3Y

The attached Appendix 3Y lodgement is after the timeframe prescribed in ASX Listing Rule 3.19A due to an administrative oversight resulting in a delay in obtaining the details of the purchase.

HPI confirms that the following arrangements are in place:

- the Company and its directors are aware of their obligations under the ASX Listing Rules, including ASX Listing Rules 3.19A and 3.19B;
- at each Board meeting there is a standing agenda item for directors to provide an update to any changes in interests or potential conflicts; and
- HPI's Security Trading Policy prescribes the disclosure of Director's interest process. Unfortunately, due to an administrative oversight the disclosure of the purchase was delayed.

The Company has reviewed its processes and procedures and will ensure that appropriate disclosures are released to the ASX within the prescribed time frames.

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

Contact:
Blair Strik
Chief Financial Officer & Company Secretary
Hotel Property Investments Limited
03 9038 1774
Website: www.hpitrust.com.au

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	Hotel Property Investments Limited
ABN	25 010 330 515

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Anne Michaels
Date of last notice	2 December 2022

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	The securities are indirectly held in the name of Pepper Jam Pty Ltd (TAM Superannuation Fund) of which the director is the sole Shareholder and Director.
Date of change	20 February 2023
No. of securities held prior to change	Nil
Class	Stapled securities
Number acquired	4,000
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$14,120.00 (\$3.53 per security)

+ See chapter 19 for defined terms.

Appendix 3Y Change of Director's Interest Notice

No. of securities held after change	4,000 securities
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Transactions (all) – On market trade

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
Date of change	Not Applicable
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	Not Applicable
Interest acquired	Not Applicable
Interest disposed	Not Applicable
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	Not Applicable
Interest after change	Not Applicable

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	Not Applicable
If prior written clearance was provided, on what date was this provided?	Not Applicable

+ See chapter 19 for defined terms.