

Appendix 4G

Key to Disclosures

Corporate Governance Council Principles and Recommendations

Name of entity

Hotel Property Investments Limited

ABN/ARBN

25 010 330 515

Financial year ended:

30 June 2023

Our corporate governance statement for the period above can be found at:

- These pages of our annual report:
- This URL on our website: https://www.hpitrust.com.au/cms/?q=corporate_governance

The Corporate Governance Statement is accurate and up to date as at 16 August 2023 and has been approved by the board.

The annexure includes a key to where our corporate governance disclosures can be located.

Date: 16 August 2023

Name of authorised officer
authorising lodgement:
Blair Strik

ANNEXURE – KEY TO CORPORATE GOVERNANCE DISCLOSURES

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT			
1.1	A listed entity should have and disclose a board charter setting out: (a) the respective roles and responsibilities of its board and management; and (b) those matters expressly reserved to the board and those delegated to management.	<input checked="" type="checkbox"/> and we have disclosed a copy of our board charter at: https://www.hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.2	A listed entity should: (a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and (b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.3	A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.4	The company secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
<p>1.5 A listed entity should:</p> <p>(a) have and disclose a diversity policy;</p> <p>(b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of its board, senior executives and workforce generally; and</p> <p>(c) disclose in relation to each reporting period:</p> <p>(1) the measurable objectives set for that period to achieve gender diversity;</p> <p>(2) the entity’s progress towards achieving those objectives; and</p> <p>(3) either:</p> <p>(A) the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined “senior executive” for these purposes); or</p> <p>(B) if the entity is a “relevant employer” under the Workplace Gender Equality Act, the entity’s most recent “Gender Equality Indicators”, as defined in and published under that Act.</p> <p>If the entity was in the S&P / ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.</p>	<p><input type="checkbox"/></p> <p>and we have disclosed a copy of our diversity policy at:</p> <p>.....</p> <p><i>[insert location]</i></p> <p>and we have disclosed the information referred to in paragraph (c) at:</p> <p>.....</p> <p><i>[insert location]</i></p> <p>and if we were included in the S&P / ASX 300 Index at the commencement of the reporting period our measurable objective for achieving gender diversity in the composition of its board of not less than 30% of its directors of each gender within a specified period.</p>	<p><input checked="" type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
<p>1.6 A listed entity should:</p> <p>(a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and</p> <p>(b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed the evaluation process referred to in paragraph (a) at:</p> <p>Refer Corporate Governance Statement</p> <p>and whether a performance evaluation was undertaken for the reporting period in accordance with that process at:</p> <p>Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
1.7	<p>A listed entity should:</p> <p>(a) have and disclose a process for evaluating the performance of its senior executives at least once every reporting period; and</p> <p>(b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed the evaluation process referred to in paragraph (a) at:</p> <p>Refer Corporate Governance Statement</p> <p>and whether a performance evaluation was undertaken for the reporting period in accordance with that process at:</p> <p>Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:	
PRINCIPLE 2 - STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE			
2.1	<p>The board of a listed entity should:</p> <p>(a) have a nomination committee which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a nomination committee, disclose that fact and the processes it employs to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively.</p>	<p><input checked="" type="checkbox"/> The Company has a Human Resources & Nominations Committee that complies with paragraphs (1) and (2):</p> <p><input checked="" type="checkbox"/> in our Corporate Governance Statement ... and a copy of the charter of the committee:</p> <p><input checked="" type="checkbox"/> at https://hpitrust.com.au/cms/?q=corporate_governance</p> <p>... and the information referred to in paragraphs (4) and (5):</p> <p><input type="checkbox"/> in our Corporate Governance Statement OR</p> <p><input checked="" type="checkbox"/> at https://www.hpitrust.com.au/cms/?q=annual-reports</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
2.2	<p>A listed entity should have and disclose a board skills matrix setting out the mix of skills that the board currently has or is looking to achieve in its membership.</p>	<p><input checked="" type="checkbox"/> and we have disclosed our board skills matrix at: Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
2.3	<p>A listed entity should disclose:</p> <p>(a) the names of the directors considered by the board to be independent directors;</p> <p>(b) if a director has an interest, position, affiliation or relationship of the type described in Box 2.3 but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position or relationship in question and an explanation of why the board is of that opinion; and</p> <p>(c) the length of service of each director.</p>	<p><input checked="" type="checkbox"/> and we have disclosed the names of the directors considered by the board to be independent directors at: Refer Corporate Governance Statement</p> <p>and, where applicable, the information referred to in paragraph (b) at: Not applicable.</p> <p>and the length of service of each director at: Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
2.4	A majority of the board of a listed entity should be independent directors.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
2.5	The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
2.6	A listed entity should have a program for inducting new directors and for periodically reviewing whether there is a need for existing directors to undertake professional development to maintain the skills and knowledge needed to perform their role as directors effectively.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
PRINCIPLE 3 – INSTIL A CULTURE OF ACTING LAWFULLY, ETHICALLY AND RESPONSIBLY			
3.1	A listed entity should articulate and disclose its values.	<input checked="" type="checkbox"/> and we have disclosed our values at: Refer Corporate Governance Statement	<input type="checkbox"/> set out in our Corporate Governance Statement
3.2	A listed entity should: (a) have and disclose a code of conduct for its directors, senior executives and employees; and (b) ensure that the board or a committee of the board is informed of any material breaches of that code.	<input checked="" type="checkbox"/> and we have disclosed our code of conduct at: https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement
3.3	A listed entity should: (a) have and disclose a whistleblower policy; and (b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.	<input checked="" type="checkbox"/> and we have disclosed our whistleblower policy at: https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement
3.4	A listed entity should: (a) have and disclose an anti-bribery and corruption policy; and (b) ensure that the board or committee of the board is informed of any material breaches of that policy.	<input checked="" type="checkbox"/> and we have disclosed our anti-bribery and corruption policy at: https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:	
PRINCIPLE 4 – SAFEGUARD THE INTEGRITY OF CORPORATE REPORTS			
4.1	<p>The board of a listed entity should:</p> <p>(a) have an audit committee which:</p> <p>(1) has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, who is not the chair of the board,</p> <p>and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the relevant qualifications and experience of the members of the committee; and</p> <p>(5) in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have an audit committee, disclose that fact and the processes it employs that independently verify and safeguard the integrity of its corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner.</p>	<p><input checked="" type="checkbox"/> and we have disclosed a copy of the charter of the committee at: https://hpitrust.com.au/cms/?q=corporate_governance</p> <p>and the information referred to in paragraphs (4) and (5) at: Refer Annual Report https://www.hpitrust.com.au/cms/?q=annual-reports</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
4.2	<p>The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
4.3	<p>A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
PRINCIPLE 5 – MAKE TIMELY AND BALANCED DISCLOSURE			
5.1	A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.	<input checked="" type="checkbox"/> and we have disclosed our continuous disclosure compliance policy at: https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement
5.2	A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
5.3	A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
PRINCIPLE 6 – RESPECT THE RIGHTS OF SECURITY HOLDERS			
6.1	A listed entity should provide information about itself and its governance to investors via its website.	<input checked="" type="checkbox"/> and we have disclosed information about us and our governance on our website at: https://hpitrust.com.au/cms/?q=investor_centre and https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement
6.2	A listed entity should have an investor relations program that facilitates effective two-way communication with investors.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
6.3	A listed entity should disclose how it facilitates and encourages participation at meetings of security holders.	<input checked="" type="checkbox"/> and we have disclosed how we facilitate and encourage participation at meetings of security holders at: https://hpitrust.com.au/cms/?q=corporate_governance	<input type="checkbox"/> set out in our Corporate Governance Statement
6.4	A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
6.5	A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
PRINCIPLE 7 – RECOGNISE AND MANAGE RISK			
7.1	<p>The board of a listed entity should:</p> <p>(a) have a committee or committees to oversee risk, each of which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a risk committee or committees that satisfy (a) above, disclose that fact and the processes it employs for overseeing the entity's risk management framework.</p>	<input checked="" type="checkbox"/> <i>[If the entity complies with paragraph (a):]</i> and we have disclosed a copy of the charter of the committee at: https://hpitrust.com.au/cms/?q=corporate_governance and the information referred to in paragraphs (4) and (5) at: Refer Annual Report https://www.hpitrust.com.au/cms/?q=annual-reports	<input type="checkbox"/> set out in our Corporate Governance Statement
7.2	<p>The board or a committee of the board should:</p> <p>(a) review the entity's risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and</p> <p>(b) disclose, in relation to each reporting period, whether such a review has taken place.</p>	<input checked="" type="checkbox"/> and we have disclosed whether a review of the entity's risk management framework was undertaken during the reporting period at: Refer Annual Report https://www.hpitrust.com.au/cms/?q=annual-reports	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
7.3	A listed entity should disclose: (a) if it has an internal audit function, how the function is structured and what role it performs; or (b) if it does not have an internal audit function, that fact and the processes it employs for evaluating and continually improving the effectiveness of its governance, risk management and internal control processes.	<input checked="" type="checkbox"/> and we have disclosed the fact that we do not have an internal audit function and the processes we employ for evaluating and continually improving the effectiveness of our risk management and internal control processes at: Refer Corporate Governance Statement	<input type="checkbox"/> set out in our Corporate Governance Statement
7.4	A listed entity should disclose whether it has any material exposure to environmental or social risks and, if it does, how it manages or intends to manage those risks.	<input checked="" type="checkbox"/> and we have disclosed whether we have any material exposure to environmental and social risks at: Refer Corporate Governance Statement	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:	
PRINCIPLE 8 – REMUNERATE FAIRLY AND RESPONSIBLY			
8.1	<p>The board of a listed entity should:</p> <p>(a) have a remuneration committee which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a remuneration committee, disclose that fact and the processes it employs for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive.</p>	<p><input checked="" type="checkbox"/> and we have disclosed a copy of the charter of the committee at: https://hpitrust.com.au/cms/?q=corporate_governance</p> <p>and the information referred to in paragraphs (4) and (5) at: Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
8.2	<p>A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.</p>	<p><input checked="" type="checkbox"/> and we have disclosed separately our remuneration policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives at: Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
8.3	<p>A listed entity which has an equity-based remuneration scheme should:</p> <p>(a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and</p> <p>(b) disclose that policy or a summary of it.</p>	<p><input checked="" type="checkbox"/> and we have disclosed our policy on this issue or a summary of it at: Refer Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we do not have an equity-based remuneration scheme and this recommendation is therefore not applicable OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
ADDITIONAL RECOMMENDATIONS THAT APPLY ONLY IN CERTAIN CASES			
9.1	A listed entity with a director who does not speak the language in which board or security holder meetings are held or key corporate documents are written should disclose the processes it has in place to ensure the director understands and can contribute to the discussions at those meetings and understands and can discharge their obligations in relation to those documents.	<input type="checkbox"/> and we have disclosed information about the processes in place at: [insert location]	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we do not have a director in this position and this recommendation is therefore not applicable OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
9.2	A listed entity established outside Australia should ensure that meetings of security holders are held at a reasonable place and time.	<input type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are established in Australia and this recommendation is therefore not applicable OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
9.3	A listed entity established outside Australia, and an externally managed listed entity that has an AGM, should ensure that its external auditor attends its AGM and is available to answer questions from security holders relevant to the audit.	<input type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are established in Australia and not an externally managed listed entity and this recommendation is therefore not applicable <input type="checkbox"/> we are an externally managed entity that does not hold an AGM and this recommendation is therefore not applicable
ADDITIONAL DISCLOSURES APPLICABLE TO EXTERNALLY MANAGED LISTED ENTITIES			
-	<i>Alternative to Recommendation 1.1 for externally managed listed entities:</i> The responsible entity of an externally managed listed entity should disclose: (a) the arrangements between the responsible entity and the listed entity for managing the affairs of the listed entity; and (b) the role and responsibility of the board of the responsible entity for overseeing those arrangements.	<input type="checkbox"/> and we have disclosed the information referred to in paragraphs (a) and (b) at: [insert location]	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:
-	<p><i>Alternative to Recommendations 8.1, 8.2 and 8.3 for externally managed listed entities:</i></p> <p>An externally managed listed entity should clearly disclose the terms governing the remuneration of the manager.</p>	<p><input type="checkbox"/></p> <p>and we have disclosed the terms governing our remuneration as manager of the entity at:</p> <p>.....</p> <p>[insert location]</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>



2023 Corporate Governance Statement and ASX Appendix 4G - Key to Disclosures of Corporate Governance Principles and Recommendations

Hotel Property Investments Limited (ASX: HPI) is pleased to attach the Company's 2023 Corporate Governance Statement and ASX Appendix 4G (Key to Disclosures of Corporate Governance Principles and Recommendations).

The Company has chosen to adopt the Corporate Governance Principles and Recommendations (4th Edition, February 2019) issued by the ASX Corporate Governance Council in respect of the financial year ended 30 June 2023.

Accordingly, the Company can lodge its Corporate Governance Statement on ASX and need not include it within its 2023 Annual Report.

The Company's 2023 Corporate Governance Statement, ASX Appendix 4G (Key to Disclosures of Corporate Governance Principles and Recommendations) and other ancillary corporate governance related documents can also be found on the Company's website:

www.hpitrust.com.au

For further information, contact:

Blair Strik

Company Secretary

03 9038 1774

CORPORATE GOVERNANCE STATEMENT

Introduction

The HPI Group (“the HPI Group”) consists of the HPI Trust (“Trust”), HPI Limited (“Company”) and their controlled entities. The Company is the “Responsible Entity” for the Trust.

The shares in the Company are stapled to the units in the Trust in accordance with a Stapling Deed and are quoted together as a single stapled security on the ASX (Australian Securities Exchange) under the Company Security Code “HPI”.

As Responsible Entity, the Company is responsible for the oversight and day-to-day management of the HPI Group.

This Corporate Governance Statement (“CGS”) relates to the stapled, listed securities in the HPI Group.

Details of the HPI Group’s key policies, practices and the Board Charter are available at https://www.hpitrust.com.au/cms/?q=corporate_governance

Responsibility for the Company’s corporate governance practices fundamentally rests with the Board whose guiding principle in meeting this responsibility is to act honestly, in good faith and in the best interests of the HPI Group, in accordance with the law and the Company’s Code of Conduct. The Board will monitor the operational and financial position and performance of the Company and oversee its business strategy, including considering and approving the operating budget and Strategic Plan of the HPI Group. The Board is committed to maximising performance, generating appropriate levels of Securityholder value and financial return, and sustaining the growth and success of the HPI Group. In conducting the Company’s business with these objectives, the Board seeks to ensure that the HPI Group is properly managed to protect and enhance Securityholder interests, and that the Directors ensure it has appropriate corporate governance arrangements in place.

Accordingly, the Board, with due care and diligence has created a framework for managing the HPI Group, including adopting relevant internal controls, risk management processes and corporate governance policies and practices which it believes are appropriate for the Company’s business and are designed to promote the responsible management and conduct of the HPI Group. In addition, the Corporations Act, Listing Rules, Constitutions, Stapling Deed and general law regulate the operations and responsibilities of the HPI Group and its officers.

The Board supports the Corporate Governance Principles and Recommendations (4th Edition, released in February 2019) (ASX Recommendations) developed by the ASX Corporate Governance Council. The Company has chosen to adopt the 4th Edition of the ASX Recommendations in respect of the financial year ended 30 June 2023 (Reporting Period).

The Company’s practices are largely consistent with the ASX Recommendations. The Board uses its best endeavours to ensure that exceptions to the ASX Recommendations do not have a negative impact on the Company and the best interests of Securityholders as a whole.

As required by the ASX Listing Rules, this Corporate Governance Statement discloses the extent to which the Company has followed the ASX Recommendations during the Reporting Period, as summarised below:

ASX Corporate Governance Principles and Recommendations	CGS Reference
Principle 1 – Lay solid foundations for management and oversight	1.1 - 1.7
Principle 2 – Structure the Board to be effective and add value	2.1 - 2.6
Principle 3 – Instil a culture of acting lawfully, ethically and responsibly	3.1 – 3.4
Principle 4 – Safeguard the integrity of corporate reports	4.1 - 4.3
Principle 5 – Make timely and balanced disclosure	5.1
Principle 6 – Respect the rights of Securityholders	6.1 - 6.5
Principle 7 – Recognise and manage risk	7.1 - 7.4
Principle 8 – Remunerate fairly and responsibly	8.1 - 8.3

The Company has also prepared an ASX Appendix 4G – Key to Disclosures of Corporate Governance Principles and Recommendations (which reports on the Company’s compliance with each of the ASX Recommendations) – which will be lodged with the CGS on ASX following approval at the August 2023 Board Meeting.

A copy of the ASX Recommendations can be found on the ASX website at the following URL:

<https://www.asx.com.au/documents/asx-compliance/cgc-principles-and-recommendations-fourth-edn.pdf>

The HPI Group and Company’s latest Annual Reports (and other ASX market announcements and media releases) may be viewed and downloaded from the Company’s website at the following URL: www.hpitrust.com.au

The Corporate Governance page of the Company’s website contains the Charters, Codes and Policies which are referred to in this CGS, at the following URL:

http://hpitrust.com.au/cms/?q=corporate_governance

The names of the Directors currently in office and their qualifications and experience are stated in the Company’s latest Annual Report.

Responsible Entity Compliance Framework

The Company holds AFSL No. 479719, and as the Responsible Entity has responsibility to operate the Trust (as a registered managed investment scheme) and to perform functions conferred on it by the Corporations Act, the Trust Deed and the Compliance Plan. As Responsible Entity, the Company is also subject to duties including duties to act in the best interests of Securityholders, act honestly, exercise care and diligence, and treat Securityholders holding the same class of Securities equally.

In order to ensure compliance with the Constitution and the Corporations Act, the Company has adopted a Compliance Plan for the HPI Trust which sets out the key processes that it will apply in operating the Trust. The Compliance Plan also comprises an extensive compliance management and reporting structure.

The Company has formed a Compliance Committee of the Trust for the purposes of Part 5C of the Corporations Act. The Committee is responsible for monitoring and reporting on compliance with the Compliance Plan.

Principle 1 - Lay Solid foundations for management and oversight

1.1 Role and Responsibilities – Board of Directors and Senior Executive Management

The Board has adopted a Board Charter (which will be kept under review and amended from time to time as the Board considers appropriate) to give formal recognition to the role of the Board, the Chairman of the Board, Board Committees, role of Senior Executive Management, Board composition requirements and the Company's Policy for the selection, nomination, appointment, retirement and rotation of its Directors.

The Board Charter requires that the Board comprise a minimum of three Directors and comprise a majority of independent Directors. The Chairman of the Board must be an independent, Non-Executive Director.

The composition of, and terms of reference for the Board will be reviewed annually by the Board.

The Directors are responsible for protecting the rights and interest of the Company, its Securityholders and other stakeholders, including creditors and employees, and are accountable for the overall management of the HPI Group.

The Board's responsibilities include:

- (a) protecting and enhancing the value of the assets of the HPI Group;
- (b) setting the strategies and directions and monitoring and reviewing against these strategic objectives;
- (c) reviewing and ratifying risk management systems, internal controls, Code of Conduct and legal compliance;
- (d) reviewing the HPI Group's accounts;
- (e) reporting to Securityholders in accordance with the ASX listing rules in respect of continuous disclosure;
- (f) approval of the Charters of the Committees;
- (g) approval and review of the operating budget for the HPI Group;
- (h) development and review of the Strategic Plan for the HPI Group;
- (i) evaluating performance and determining the remuneration of Senior Management;
- (j) ensuring the significant risks facing the HPI Group have been identified and adequate control, monitoring and reporting mechanisms are in place;
- (k) approval of transactions relating to acquisitions, divestments and capital expenditure;
- (l) setting and approving financial and dividend policy; and
- (m) considering and (if thought appropriate) authorising dividends and distributions of the Trust and Company to the extent permitted by the Stapling Deed.

To assist in the execution of these responsibilities, the Board has in place a Board Audit and Risk Committee, a Human Resources & Nominations Committee and a Compliance Committee, and may establish other committees from time to time.

Management are responsible for implementing the strategic objectives and all other aspects of the day to day running of the HPI Group. Management must operate within the Delegations of Authority and the risk appetite set by the Board. Management are also responsible for providing the Board with accurate, timely and clear information to enable the Board to perform its responsibilities.

1.2 Appointments – Directors and Senior Executives

The HPI Group is committed to upholding the highest standards in corporate governance. The HPI Group's corporate governance framework is underpinned by the appointment of high-quality Board members and Senior Executives with the pre-requisite experience in overseeing listed entities. Specifically, the Board will be actively involved in developing appropriate governance arrangements and implementing a regime to continually monitor these arrangements.

Detailed background information as to the character, experience, education, criminal record and bankruptcy history will be obtained for a qualified candidate. Appropriate checks will be undertaken prior to appointment or before putting forward to the Securityholders for election. The identification of a potential Director or Senior Executive may be assisted using an external search organisation as appropriate.

The Board collectively will consider potential candidates for Directorship and, if it is resolved to do so, will extend an invitation to join the Board. Candidates for appointment, election or re-election as a director are required to provide details of their commitments and will specifically acknowledge to the HPI Group's Board that they will have sufficient time to fulfil their responsibilities as a director.

The Company will provide Securityholders with any material information in the Company's possession which is relevant to a decision on whether or not to elect or re-elect a Director.

1.3 Terms of Appointment – Directors and Senior Executives

All Directors and Senior Executives of the Company are required to sign a letter of appointment outlining the material terms of their appointment and the key roles based on their experience and skills. The level of remuneration for Non-Executive Directors primarily reflects the experience, time commitment, level of responsibilities and complexity shouldered. The remuneration of the Directors and Senior Executives is outlined in the audited Remuneration Report in the Company's latest Annual Report.

The Company's Constitution requires that no Director (who is not the Managing Director) may hold office without re-election beyond the third annual general meeting following the meeting at which the Director was last elected or re-elected.

1.4 The Company Secretary

The Company Secretary is appointed by the Board and is responsible for developing and maintaining the information systems and processes that are appropriate for the Board to fulfil its role. The Company Secretary is responsible to the Board for ensuring compliance with Board procedures and governance matters. The Company Secretary is accountable directly to the Board, through the Chairman, on all matters to do with the proper functioning of the Board. The Company Secretary is also responsible for overseeing and coordinating disclosure of information to the ASX as well as communicating with the ASX.

1.5 Diversity

The Board has adopted a Diversity Policy for the Company, which includes details on how the Board considers the diversity criteria when identifying and assessing potential Director candidates and members of the Senior Executive Management team. In adhering to its Diversity Policy the Company has attempted to introduce diversity standards to ensure an environment that is supportive of equal opportunity and equal access to career development, remuneration and benefits through the implementation of practices, procedures and policies which support, among other matters, diversity.

Whilst the Company notes the ASX Principles and Recommendations, it recognises that the Company has a small team of Directors and employees, and as such the Board has determined that it will not set benchmarks for gender diversity, and will not report against its progress to achieve any measurable objective. The Company remains committed however, to ensuring that the best candidates both at a Board and employee level are appointed as opportunities arise regardless of gender, beliefs or racial background.

The Company believes that while this is departure from the Principles and Recommendations, it does not diminish its commitment to ensuring gender diversity.

1.6 Performance Review and Evaluation of Directors

During the year the Board undertook an interview between the Chairman and each Director to discuss the performance of the Board and review the contribution, attendance and role of each Director. The Chairman of the Board Audit and Risk Committee conducted similar interviews in respect of the performance of the Chairman with each Director individually. The Chairman then provided individual feedback to each Director and the Chairman of the Board Audit and Risk Committee provided feedback to the Chairman of the Board. The Board then undertook a session in which the performance of the Board was discussed with all Directors present.

1.7 Performance and Review and Evaluation of Senior Executives

The Board monitors and evaluates the performance of the Senior Executives of the Company. Key performance indicators are defined and communicated on an annual basis to the Chief Executive Officer. An annual review of performance of the Chief Executive Officer is undertaken by the Chairman of the Board. In addition, the results of the Chief Executive Officer's assessment of the Chief Financial Officer is undertaken by the Chairman of the Board Audit and Risk Committee.

Principle 2 - Structure the Board to be effective and add value

2.1 Nomination for Board Appointment

The Board delegated responsibility for recommendations of Board nominees to the Human Resources & Nominations Committee. This Committee considers nomination matters from time to time at its regularly scheduled meetings and makes recommendations to the Board as required. As stated in the Board Charter, in considering candidates for Directorship, the Board will consider the skills, knowledge, experience, independence and diversity of the candidate and the extent to which those skills are represented by the current Directors to enable it to discharge its duties and responsibilities effectively.

2.2 Skills Matrix

The Board considers the present composition, size and balance in respect of qualifications and experience of the Board to be appropriate and effective for the control and direction of the HPI Group's business. Each Director is expected to bring to the Company their experience and skills in their respective fields, to add value to the performance of the Company.

Each skill within the matrix is essential for the accomplishing the objectives of the HPI Group. In order to be considered as having the requisite skill, the Director must have relevant prior work experience and in certain instances, a qualification designated by an independent governing body.

The table below depicts the skills matrix of the Board during the Reporting Period.

Director's Skill	Name of Director who falls within the categories
Accounting and Finance	Ray Gunston, Lachlan Edwards, Giselle Collins, Anne Michaels and Don Smith
Gaming, Leisure and Hospitality	Ray Gunston, Lachlan Edwards, and Giselle Collins
Risk, Management and Board Governance	Ray Gunston, Lachlan Edwards, Giselle Collins, Anne Michaels and Don Smith
Property Development and Investment	Ray Gunston, Giselle Collins, Anne Michaels and Don Smith

2.3 Director Independence and Service

Name of Director	Date Appointed	Date elected/ re-elected (if applicable)	Independent
Ray Gunston	19 November 2013	18 November 2021	Yes
Lachlan Edwards	19 November 2013	16 November 2022	Yes
Giselle Collins	19 April 2017	18 November 2020	Yes
Anne Michaels	2 December 2022	n/a	Yes
Don Smith	1 October 2018	21 November 2018	No – CEO and Managing Director of the Company.

2.4 Director Independence

The Board is comprised of independent Non-Executive Directors, and a Managing Director.

2.5 Chairman of the Board

The Board Chairman is responsible for the leadership, operations and governance of the Board and Board Committees. The Chairman shall also undertake the role as leader in chairing all Board and Securityholder meetings. The Board Chairman until 5 July 2022 was Ray Gunston (appointed on 19 November 2013, and subsequently re-elected on 17 November 2021). Subsequently, Giselle Collins was appointed Chairman on 7 July 2022 (appointed 19 April 2017, re-elected on 18 November 2020). Profiles of all Non-Executive Directors are stated in the Company's latest Annual Report.

2.6 Induction and Professional Development

To ensure that Directors are equipped with the knowledge and information they need to discharge their responsibilities effectively and that individual and collective performance is regularly and fairly reviewed the Company has a programme for inducing new Directors.

The induction process is set out in the Board Charter;

- (a) The Board will ensure that any new Director is appropriately introduced to the Company and amongst other things, will provide to any new Director:
 - (i) a copy of the Company's Constitution;
 - (ii) a copy of this Board Charter;
 - (iii) the most recent Annual Report of the Company;
 - (iv) a draft of the deed of indemnity, insurance and access given by the Company to each Director; and
 - (v) where appropriate, a summary of the most recent Strategic Plan of the Company.
- (b) The Board will also ensure that any new Director is acquainted with:
 - (i) knowledge of the industry within which the Company operates;
 - (ii) visits to specific Company operations when appropriate; and
 - (iii) briefings with Senior Management and industry experts where appropriate.

Principle 3 – Instil a culture of acting lawfully, ethically, and responsibly

3.1 Statement of Values

The Company aims to successfully manage a growing portfolio of income generating properties within the pub hotel sector in a socially sustainable manner. To establish sustained growth, the Company will continue to cultivate its mutually beneficial, working relationship with all tenant pub hotel operators. Acquired properties will undergo diligent analysis to ensure future tenants are of the highest industry quality and leasing terms contribute to increasing securityholder value.

The Company will set stringent and relevant requirements in order to qualify for a Director position and uphold the values of the Company. The Directors will recruit Senior Executives with a strong history of good character and compliance as well as extensive experience in the industry to build long term sustainable value for its securityholders. The Directors expect the Senior Executive Team to incorporate the values of the Company across the organisation whether it be through ongoing appropriate training on the values of the Company or continually referencing and reinforcing these values in their interactions with staff.

3.2 Code of Conduct

The Board has adopted a Code of Conduct to provide a set of guiding principles which are to be observed by all Company personnel, including Directors, officers and employees of the Company.

The Code of Conduct sets out the consequences for a breach of the Code of Conduct, including the possibility of legal or disciplinary action.

The Code of Conduct was developed to reflect the fundamental principles of the HPI Group, including ethical behaviour, honesty, integrity and respect. The Code of Conduct includes obligations relating to matters including (without limitation):

- (a) responsibilities to Securityholders and financial markets;
- (b) compliance with laws, policies and procedures;
- (c) relationships with politicians and government officers;
- (d) confidential information, privacy and maintenance of business records;
- (e) conflicts of interest; and
- (f) sustainability.

The Code of Conduct also sets out the consequences for a breach of the Code of Conduct, including the possibility of legal or disciplinary action. A copy of the Code of Conduct is available at https://www.hpitrust.com.au/cms/?q=corporate_governance

3.3 Whistleblower Policy

The Board has adopted a Whistleblower Policy to provide transparency around the Company's framework for receiving, handling and investigating disclosures.

The Whistleblower Policy defines an Eligible Whistleblower, matters that are disclosable, eligible recipients of disclosures, how to make disclosures and support for Eligible Whistleblowers.

To ensure the Board is informed of any disclosures, the Board will be provided any disclosures made at each scheduled Board meeting.

Any breach of confidentiality of information provided by an Eligible Whistleblower, including their identity, and any retaliation (or threatened retaliation) against an Eligible Whistleblower will be taken seriously and if appropriate will be investigated separately.

A copy of the Whistleblower Policy is available at https://www.hpitrust.com.au/cms/?q=corporate_governance

3.4 Corruption and Fraud Detection Policy

The Board acknowledges anti-bribery and corruptions risk measures form part of the Company's Code of Conduct.

To ensure the Board is informed of any material incidents of bribery or corruption, the Board will be provided any disclosures made at each scheduled Board meeting.

A copy of the Corruption and Fraud Detection Policy is available at https://www.hpitrust.com.au/cms/?q=corporate_governance

Principle 4 - Safeguard integrity in financial reporting

4.1 Board Audit and Risk Committee

The Board has established the Board Audit and Risk Committee.

The role of the Board Audit and Risk Committee, as set out in the Committee's Charter is to assist the Board in fulfilling its corporate governance and oversight responsibilities relating to:

- (a) the integrity of the HPI Group's financial reporting;
- (b) the effectiveness of the HPI Group's systems of financial risk management and internal control;
- (c) the external audit functions;
- (d) the HPI Group's risk profile and risk policy; and
- (e) the effectiveness of the HPI Group's risk management framework and supporting risk management systems.

In fulfilling its responsibilities, the Board Audit and Risk Committee:

- (a) receives regular reports from management and the external auditors;
- (b) regularly meets with the external auditor;
- (c) reviews any significant disagreements between the auditors and management, irrespective of whether they have been resolved;
- (d) meets separately with the external auditors at least once a year without the presence of management; and
- (e) provides the external auditors with a clear line of direct communication at any time to either the Chairman of the Board Audit and Risk Committee or the Chairman of the Board.

The Committee Charter states that the Committee will comprise a minimum of three Directors and comprise a majority of independent Directors. All members of the Committee must be Non-Executive Directors. The Chairman will be an independent Non-Executive Director appointed by the Board who is not the Chairman of the Board. Each member must be financially literate, have familiarity with financial management and an understanding of the industries in which the HPI Group operates. At least one member will have relevant qualifications and experience.

Under its Charter, the Committee will meet at least four times per annum. The number of meetings held by the Board Audit and Risk Committee and the individual attendances of the members at those meetings is set out in the Annual Report of the Company. A copy of the Charter is available at: http://hpitrust.com.au/cms/?q=corporate_governance.

The composition of the Board Audit and Risk Committee will be reviewed annually by the Board. Until 5 July 2022 the Committee comprised the following members:

Giselle Collins (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.
Raymond Gunston; B. Com (Hons), Dip Ed, FCPA, GAICD.
Lachlan Edwards; B. Ec, Grad Dip Applied Fin and Inv, GAICD.

Due to the passing of Raymond Gunston on 5 July 2022, and until the appointment of Anne Michaels to the Committee on 9 December 2022, the Committee comprised:

Lachlan Edwards (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD
Giselle Collins; B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.

For the remainder of the reporting period from 9 December 2022 the Committee comprises:

Lachlan Edwards (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD

Giselle Collins; B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.

Anne Michaels; B. Ec, Grad Dip Applied Fin and Inv.

The Board Audit and Risk Committee has unrestricted access to Management of the Company and the external auditor and may conduct or direct investigations into any matters within its Charter.

4.2. CEO and CFO Declarations

The primary form of financial reporting for the Company and the Trust is in the form of consolidated financial statements for the HPI Group. The Chief Executive Officer and the Chief Financial Officer provide declarations to the Board in relation to the preparation of the consolidated financial statements, in accordance with section 295A of the Corporations Act.

4.3. External Auditor

The HPI Group's policy is to appoint external auditors ("Auditor") who clearly demonstrate quality and independence. The performance of the external auditor is reviewed annually.

The Company's Auditor is selected for its professional competence, reputation and the provision of value for professional fees. Within the audit firm, the partner responsible for the conduct of the Company's audits is rotated every 5 years. A representative of the Auditor will attend the annual general meeting and is available to answer Securityholder questions about the conduct of the audit and preparation and content of the audit report.

For non-externally audited reports, the Company undertakes a rigorous validation process using internal and external resources to check and verify information disclosed to the market. All periodic reports are reviewed for completeness and accuracy prior to disclosure to provide investors with appropriate information to make informed investment decisions. Management strives to ensure that information disclosed is expressed in a clear and concise form.

Principle 5 - Make timely and balanced disclosure

5.1 Continuous Disclosure to ASX

The HPI Group is committed to ensuring that Securityholders and the market are provided with price sensitive information relating to the HPI Group in a meaningful and timely manner in accordance with its obligations under the Corporations Act and the Listing Rules.

The Board has adopted a Continuous Disclosure Policy which establishes procedures which are aimed at ensuring that Directors and Management are aware of and fulfil the obligations of the Company in relation to the timely disclosure of material price-sensitive information.

The HPI Group communicates all important information relating to the HPI Group to its Securityholders. Additionally, the Board recognises that potential investors and other interested stakeholders may wish to obtain information about the HPI Group from time to time. To achieve this, the HPI Group communicates information to Securityholders and other stakeholders through a range of forums and publications, including the HPI Group website, at the annual general meeting, through the annual report and ASX announcements. The HPI Group also has in place a Securityholder Communication Policy to facilitate communication with Securityholders."

A copy of the Continuous Disclosure Policy is available at https://www.hpitrust.com.au/cms/?q=corporate_governance,

5.2 Material Market Announcements

Each Director is subscribed to an automatic notification for each ASX announcement by the Company. This subscription ensures that each Director receives copies of all material market announcements promptly after they have been made.

5.3 Investor Presentations

The Board approves each investor or analyst presentation prior to release on the ASX Market Announcements Platform and ahead of the presentation.

Principle 6 - Respect the rights of Securityholders

6.1 Market and Securityholder Communications

The Investor Centre on the HPI Group website contains information about market and securityholder communications including media releases, key policies and the terms of reference of the Board Committees. All relevant announcements made to the market and any other relevant information will be posted in the Investor Centre on the website as soon as they have been released to ASX.

6.2 Investor Relations

The Board has adopted a Communications Policy setting out the means by which the HPI Group will communicate information to Securityholders. The Board's aim is to ensure that Securityholders are informed of all major developments relating to the HPI Group in a timely and effective manner. Information will be communicated to Securityholders through the lodgement of all relevant financial and other information with ASX and publishing information on the website.

The Company will handle any complaints received from Securityholders in accordance with its Complaints Handling Policy. The Company is a member of the Australian Financial Complaints Authority, an independent dispute resolution body, which is available to Securityholders in the event that any complaints cannot be satisfactorily resolved by the Responsible Entity.

A copy of the HPI Group's Securityholder Communications Policy is available at https://www.hpitrust.com.au/cms/?q=corporate_governance.

6.3. Securityholder Participation at Meetings

Securityholders have the ability to communicate with Directors through various means including:

- (a) having the opportunity to ask questions of Directors at all general meetings;
- (b) the presence of the Auditor at the annual general meeting (in person or by teleconference, as practicable and appropriate) to take Securityholder questions on any issue relevant to their capacity as Auditor;
- (c) the Company's policy of expecting Directors to be available to meet Securityholders at the AGM; and
- (d) the Company having Directors available to answer Securityholder questions submitted by telephone, email and other means (where appropriate).

The key forum for two-way communication between the Company and its Securityholders is its annual general meeting. The Board encourages Securityholder participation at the Company's annual general meeting and other general meetings of Securityholders and the Chairman encourages questions and comments from Securityholders and seeks to ensure that Securityholders are given ample opportunity to participate. Securityholders who are unable to attend the annual general meeting, or a general meeting may submit questions and comments before the meeting to the Company and/or to the Auditor (in the case of the AGM).

6.4 Substantive Resolutions

All substantive resolutions at a meeting of securityholders are decided by a poll rather than by a show of hands. The Company's share registry service will assist in facilitation of polling to determine the most accurate resolution.

6.5 Electronic Communications

The Investor Centre on HPI's website www.hpitrust.com.au contains the following information for the benefit of Securityholders:

- (a) all market announcements and related information (posted immediately following release to the ASX);
- (b) details relating to the Directors and key executives; and
- (c) Board and Board Committee Charters and other corporate governance documents.

In order to facilitate Securityholder engagement, the Company may webcast and/or provide copies of Investor presentations, general meeting results and selected analyst and media briefings within the Investor Centre on the Company's website.

A copy of the HPI Group's Securityholder Communications Policy is available at www.hpitrust.com.au.

Principle 7 - Recognise and manage risk

The HPI Group's business of investing directly in freehold property exposes it to certain risks which the HPI Group actively monitors and seeks to manage. The Company's Board Audit and Risk Committee ("BARC") assists the Board in fulfilling its responsibilities relating to the oversight of the HPI Group's risk profile. During the period the BARC and the Company's Board reviewed and updated the Risk Management framework, including the risk matrix. Interest rate risk, market risk and regulatory risk are considered the key risks for the HPI Group.

Further material risks include credit availability, tenant credit risk, valuation risk, property liquidity risk, succession planning and the possible adverse impacts of inflation.

The HPI Group considers risk management fundamental to maintaining efficient and effective operations and generating and protecting Securityholder value. For the HPI Group, the management and oversight of risk is an ongoing process integral to the management and corporate governance of its business.

The HPI Group has adopted risk management policies which aim to establish a consistent approach to identifying, reporting and addressing material business risks throughout the organisation. The risk management policies and risk management systems established under the policies are administered by the Board in consultation with the HPI Group's Senior Management.

The Board will have primary responsibility for ensuring that the significant risks facing the HPI Group have been identified and adequate control, monitoring and reporting mechanisms are in place. The Company, as Responsible Entity of the Trust, has established a Compliance Committee pursuant to Part 5C of the Corporations Act, to assist the Board to discharge its risk management and compliance responsibilities as Responsible Entity. This Compliance Committee is responsible for the oversight of risk management, internal control systems and compliance matters specific to its obligations as the Responsible Entity. Under the Compliance Committee Charter, the Committee will meet at least once in each quarter. Significant matters arising during a quarter are addressed by Management and escalated as appropriate.

A copy of the HPI Group's risk management policies are available at www.hpitrust.com.au.

7.1 Risk Committee

The Board does not have a stand-alone Risk Committee. However, the Board Audit and Risk Committee has an important risk management and compliance function, with key responsibilities being to ensure that an appropriate risk management framework is in place and is operating properly and reviewing and monitoring legal and policy compliance systems and issues as follows:

- (a) Review and recommend to the Board, and oversee the operation of, risk management policies and procedures, so that there is, amongst other things:
 - (i) A procedure for identifying risks relevant to the HPI Group's business and controlling their impacts on the HPI Group;
 - (ii) An adequate system of internal control, risk management and safeguarding of assets;
 - (iii) A system of reporting and investigating breaches of risk management policies and procedures;
 - (iv) A review of internal control systems and the operational effectiveness of risk management policies and procedures;
 - (v) A culture of risk management and compliance throughout the HPI Group; and
 - (vi) Adequate resources to support the risk management function and enable proper remedial action to be taken to address areas of weakness;

- (b) Review and monitor the HPI Group's risk management performance, including conducting specific investigations where necessary;
- (c) Assess the effectiveness of assurance activities and review assurance reports;
- (d) Evaluate the structure and adequacy of the HPI Group's insurances; and
- (e) Recommend to the Board any corrective action resulting from its review and assessment.

The Board Audit and Risk Committee Charter is available at www.hpitrust.com.au.

7.2 Internal Control and Risk Management

The Board considers risk management fundamental to maintaining efficient and effective operations and generating and protecting Securityholder value. The management and oversight of risk is an ongoing process integral to the management and corporate governance of the HPI Group. The Board reviews the risk management framework at least annually and discloses within each annual report whether such review has taken place.

The Board determines the HPI Group's tolerance for risk and is committed to a risk management system that balances the need to preserve long term value, prudently manages the properties, maintain good relationships with tenants, and facilitates a culture of innovation. The HPI Group's risk management system is designed to assist the HPI Group to achieve its strategic and operational objectives. It aligns with the vision, strategy, processes, technology and governance of the HPI Group and provides for:

- (a) appropriate levels of risk taking;
- (b) an effective system for the management of risk across the HPI Group;
- (c) protection against incidents causing personal injury and property damage;
- (d) development of risk management and control plans to reduce or minimise unforeseen or unexpected costs;
- (e) an ability to identify, prioritise and respond to risk in a manner that maximises opportunities;
- (f) reliable financial reporting and compliance with laws, regulations and standards;
- (g) sound insurance management practice; and
- (h) protection of assets from planned and unplanned events.

7.3 Internal Audit

The HPI Group does not have an independent internal audit function due to the size of the organisation and relies on the controls testing and recommendations to the Board from the external Auditor.

The Board has primary responsibility for ensuring that the significant risks facing the HPI Group have been identified and adequate control, monitoring and reporting mechanisms are in place.

7.4 Risk Exposures

The risk management function is supported by the Board Audit and Risk Committee. The Board Audit and Risk Committee have reviewed the overall risks to the HPI Group and have reported to the Board that there are in their opinion no material un-mitigated exposures to economic, environmental or social sustainability risks that would have an impact on the HPI Group or its operations.

Whilst the HPI Group is not subject to significant environmental regulation in respect of its property activities, the Directors are satisfied that adequate systems are in place for the management of its environmental responsibility and compliance with the various licence requirements and regulations. Further, the Directors are not aware of any material breaches of these requirements.

Principle 8 - Remunerate fairly and responsibly

8.1 Human Resources & Nominations Committee

The Board has established the Human Resources & Nominations Committee. The role of the Committee is to recommend to the Board policies and practices which enable the Company to attract, develop, retain and motivate high calibre Directors and Executives.

The Human Resources & Nominations Committee is responsible for recommendations to the Board with respect to:

- (a) executive remuneration strategy, structure and practice having regard to the HPI Group's strategic objectives, corporate governance principles and competitive market practice;
- (b) the terms and conditions of the Chief Executive Officer's (CEO) employment contract and of Key Management Personnel (KMP) reporting to the CEO, including fixed and variable remuneration, equity-based payments, benefits, termination compensation and any alterations thereto;
- (c) the wider remuneration review and relevant human resources policy setting framework operating within the HPI Group to ensure that it is merit based, free from bias and results in remuneration outcomes that are aligned with market trends and Securityholder expectations;
- (d) evaluating the performance of the CEO and to consider the outcomes of the CEO's annual assessment of other KMP;
- (e) consideration of Senior Management succession plans, as and when required;
- (f) the operation of any Long-Term Incentive (LTI) and Short-Term Incentive (STI) Plans;
- (g) ensuring that the procedures surrounding termination of employment and performance management are robust and review and approve any termination payments or one-off/ex-gratia payments proposed to departing executives;
- (h) ensuring that Management and the Board have sufficient external professional advice and information to facilitate informed decision-making regarding remuneration; and
- (i) adoption of the Remuneration Report, having satisfied itself that it has been prepared in accordance with the Corporations Act 2001 (Cth) for inclusion in the Company's annual Directors report.

The Committee Charter states that the Committee will comprise a minimum of three Directors with all being independent Non-Executive Directors. The Chairman will be an independent Non-Executive Director appointed by the Board who is not the Chairman of the Board.

Under its Charter, the Committee will meet as often as is required to fulfil its responsibilities. The number of meetings held by the Human Resources & Nominations Committee and the individual attendances of the members at those meetings is set out in the Annual Report of the Company. A copy of the Charter is available at: http://hpitrust.com.au/cms/?q=corporate_governance.

The composition of the Human Resources & Nominations Committee will be reviewed annually by the Board. Until 5 July 2022 the Committee comprised the following members:

Giselle Collins (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.

Raymond Gunston; B. Com (Hons), Dip Ed, FCPA, GAICD.

Lachlan Edwards; B. Ec, Grad Dip Applied Fin and Inv, GAICD.

Due to the passing of Raymond Gunston on 5 July 2022, and until the appointment of Anne Michaels to the Committee on 9 December 2022, the Committee comprised:

Lachlan Edwards (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD

Giselle Collins; B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.

For the remainder of the reporting period from 9 December 2022 the Committee comprises:

Lachlan Edwards (Chairman); B. Ec, Grad Dip Applied Fin and Inv, GAICD

Giselle Collins; B. Ec, Grad Dip Applied Fin and Inv, GAICD, Chartered Accountant.

Anne Michaels; B. Ec, Grad Dip Applied Fin and Inv.

8.2 Remuneration Policy

The Board's overall objective is to ensure that executive remuneration is effective in attracting, motivating and retaining high calibre executives to allow the HPI Group to generate sustainable growth in value for Securityholders, and that in doing so reflects the Group's risk culture and organisational values.

More specifically, the executive remuneration framework is intended to:

- (a) Provide fair remuneration outcomes for executives having regard to relevant market remuneration levels and their ability, experience and contribution to the HPI Group's sustainable long-term performance;
- (b) Be sufficiently closely linked to the HPI Group's sustained growth performance to provide alignment with the interests of Securityholders;
- (c) Ensure that remuneration and remuneration outcomes are determined on a clear and transparent basis; and
- (d) Take specific account of the circumstances applying to the HPI Group to achieve the right balance between fixed and variable remuneration and the right timeframes and performance measures used to assess variable remuneration outcomes.

A mix of fixed and performance-related remuneration is provided to achieve these objectives. During the year the Board has reassessed its growth objectives and consequently introduced a short-term incentive ("STI") plan to complement the existing equity based long term incentive plan ("LTI"). Under the current business model, the Board anticipates that the weighting of total remuneration be to fixed pay as it is reflective of the steady and predictable nature of HPI's current business.

The remuneration paid to Directors and Key Management Personal, including composition of remuneration is included in the Annual Report.

8.3 Equity Based Remuneration Scheme

The Company has an established Long Term Incentive Plan ("LTI Plan"). Under the LTI plan, participants receive grants of Rights over HPI Securities. Each Right may be exercised to provide one HPI Security if the performance conditions attached to that Right are satisfied and the Executive remains employed with the HPI Group until the relevant vesting outcomes have been determined. To further maximise the alignment of interests between Executives and Securityholders, for the period between vesting and exercise of a Right, the Company will remunerate the executive an amount equivalent to the distributions paid on a Security over that same period for each Right that vests.

The Security Trading Policy prohibits participants from entering into hedging arrangements in relation to the Company's and Trust's securities, including, without limitation, arrangements that would have the effect of limiting the exposure of the person to risk relating to an element of their remuneration that has not vested, or has vested but remains subject to a holding lock.