

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 | Lachlan Edwards |
| Date of last notice | 15 September 2023 |

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. | <p>a) The securities are indirectly held in the name of Edwards Family Ashley Pty Ltd (Edwards Assets Trust) of which the director's wife Rebecca Edwards is the sole Shareholder and Director.</p> <p>b) The securities are held indirectly in the name of Edwards Family Neridah Pty Ltd (Edwards Family Super Fund) of which the director has a substantial interest.</p> |
| Date of change | 23 August 2024 |
| No. of securities held prior to change | <p>Holder a): 144,963 securities</p> <p>Holder b): 330,037 securities</p> <p>Total: 475,000 securities</p> |
| Class | Stapled securities |

+ See chapter 19 for defined terms.

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| | |
|---|---|
| Number acquired | Holder a) – 5,000 Holder b) – Nil |
| Number disposed | NIL |
| Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation | \$16,525 (\$3,305 per security) |
| No. of securities held after change | Holder a): 149,963 securities Holder b): 330,037 securities Total: 480,000 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 | 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

+ See chapter 19 for defined terms.

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|---|----------------|
| 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.