Rule 3.19A.2

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	20/1/2017

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.	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. 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.
Date of change	Transaction 1: 20 August 2020 Transaction 2: 24 August 2020 Transaction 3: 20 August 2020
No. of securities held prior to change	Holder a): 11,082 securities Holder b): 161,427 securities
Class	Stapled securities

+ See chapter 19 for defined terms.

For personal use only

Number acquired	Holder A: Transaction 1: 10,000 securities Transaction 2: 5,336 securities Holder B: Transaction 3: 10,000 securities
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Transaction 1: $30,400 ($3.04 per security) Transaction 2: $15,794.56 ($2.96 per security) Transaction 3: $30,400 ($3.04 per security)
No. of securities held after change	Holder a): 26,418 securities Holder b): 171,427 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

+ See chapter 19 for defined terms.

For personal use only

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?	Not Applicable
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

For personal use only

+ See chapter 19 for defined terms.