



Hotel Property Investments 2021 AGM Report

ASX Code	HPI
Meeting Time/Date	10:30am, Wednesday 17 October 2021
Type of Meeting	Virtual using Link technology
Monitor	John Whittington (proxy collector)
Pre AGM Meeting?	No

A Quick Half Hour at the Pub

What the Company Does

Hotel Property Investments is a stapled security which owns a portfolio of freehold properties in Queensland and South Australia comprising pubs along with associated specialty stores located on the pub sites. The pubs are leased to the Queensland Venue Company ("QVC"), a joint venture between Coles group and Australian Venue Company, and to Australian Leisure & Hospitality ("ALH"), a joint venture 75% owned by the Woolworths group. Approximately 93% of the income is earned from the pubs leased to QVC and ALH. The remaining rental income is derived from Speciality Tenants leasing the On-site Specialty Stores. Specialty Tenants include a mix of franchisors and franchisees including 7-Eleven, Nightowl, Nando's, Subway, Noodle Box, The Good Guys and Quest Apartments.

Developments in the Financial Year

During the year the company/trust acquired nine freehold pubs (eight in Queensland and one in Victoria), raised \$48m through a placement (\$40m) and share purchase plan (\$8m) and commenced a development at Ferry Road, Southport.

Net profit after tax for the year was up 107% to \$84.7m and distributions were down 3.5% to 19.3 cents.

Summary of Historical ASA Issues with the Company

This is the first time the ASA has participated in an HPI general meeting or engaged with the company.

Debate and Voting at the AGM

The meeting was a very simple and quick affair, taking only half an hour.

The Chair, Raymond Gunston, opened the meeting reading his [speech outlining the company/trust's actions and results for the year](#). After that there was no CEO presentation, as is common at AGMs, and he moved straight to the formal business.

The ASA was the only person to ask questions, asking why the company did not use a (fairer) renounceable rights issue for their equity raisings (answer – balancing certainty with fairness) and

if the company could include a table of actual remuneration in its remuneration report (take on notice, will consider in future).

All items – remuneration, re-election of the Chair, issue of performance rights to the CEO, and the ratification of the prior issue of securities as part of the equity raising – were easily passed with 97% or more support.

Outlook Statements from the Company

Following year end, the company has acquired two further assets and raised \$50m via an institutional placement and \$8.9m from a security purchase plan.

The Chair confirmed distribution guidance of 20.5 cents per security barring any unforeseen events.

Meeting Statistics

Number of Holdings Represented by ASA	16
Number of Shares represented by ASA	250,850
Value of Shares represented by ASA	\$0.873m
Number Attending Meeting	Unknown
Market capitalisation	\$674m
Were proxies voted?	Yes, on a poll

Monitor Shareholding

The individual (or their associates) involved in the preparation of this voting intention has no shareholding in this company.

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