



To whom it may concern,

27 NOVEMBER 2020

**COMPLIANCE WITH THE MINIMUM FINANCIAL COVENANT REQUIREMENTS AS AT 30 SEPTEMBER 2020**

Hospitality Property Fund Limited's (HPF) financial covenant requirements as measured at 30 September and 31 March for the corporate notes in issue, is required to be as follows:

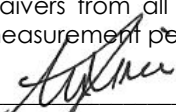
1. Loan to Value Ratio does not exceed 45%; and
2. Interest Cover Ratio is not less than 2:1 times.

The financial covenants as at 30 September 2020, were as follows:

<b>Loan to Value Ratio</b>	<b>Group R'000</b>	<b>Secured Property Portfolio Value R'000</b>
Total facility outstanding	2 577 111	2 577 111
Total property value per latest valuation available	9 978 463	9 978 463
<b>Loan to Value Ratio</b>	<b>25.8%</b>	<b>25.8%</b>

<b>Interest Cover Ratio (rolling 12 months)</b>	<b>Group R'000</b>	<b>Secured Property Portfolio Value R'000</b>
Rental & hotel Income	517 853	517 853
Operating expenditure	(77 534)	(77 534)
<b>Net operating income (EBITDA)</b>	<b>440 319</b>	<b>440 319</b>
Net finance cost	(202 097)	(202 097)
<b>Interest Cover Ratio</b>	<b>2.18</b>	<b>2.18</b>

As per the above, HPF complied with the minimum required financial covenants. However, HPF received covenant waivers from all its lenders (banks and noteholders) for its interest cover ratio covenant requirement for the measurement period ended 30 September 2020.

  
Mara de Lima  
Director

  
Riaan Erasmus  
Director

palazzo towers west, montecasino boulevard, fourways, south africa, 2055 / private bag X 200, Bryanston, 2021  
tel: +27 (0) 11 510 7800 / email: info@hpf.co.za

Hospitality Property Fund Ltd. Reg No 2005/014211/06

Directors: M N Von Aulock<sup>^</sup> (Chairman), M H Ahmed\* (Lead Independent Director)\*, M de Lima (CEO), R Erasmus (CFO), S C Gina\*,  
L M Molefi\*, J G Ngcobo\*, CC September\*, J R Nicoletta<sup>^</sup>, L McDonald<sup>^</sup>  
\* independent non-executive  
<sup>^</sup> non-executive

Company Secretary: L R van Onselen for HPF Properties (Pty) Ltd. Reg No 2005/020743/07