



Dear Investor,

## COMBINED NOTICE OF GENERAL MEETINGS

This combined notice of general meetings is issued by Waratah Hotels Limited (ACN 117 204 225) and Waratah Hotels No 2 Limited (ACN 619 064 998) (together referred to as the **Companies**), and Waratah Funds Management Limited (ACN 606 091 543, AFS Licence No. 477840) (**Responsible Entity**) as responsible entity of Waratah Hotel Fund (ARSN 123 286 304) (**Fund**). The Companies and the Fund are together referred to as Waratah Hotel Group (**Group**).

Notice is hereby given that the annual general meeting of the Companies and the general meeting of the Fund will be held concurrently:

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<b>Date</b>	Monday 6 November 2023
<b>Commencement</b>	10 am
<b>Venue</b>	Suite 1 207 Ben Boyd Road Neutral Bay NSW 2089

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### Chairman

The Responsible Entity and each Company has appointed Darren Baker to be Chairman of the annual meetings.

### Quorum

The quorum for the meeting of each of the Companies is at least two members present in person or by representative. The quorum for the meeting of the Fund is at least two members present in person or by proxy.

If a quorum is not present within 30 minutes, the combined meetings will be adjourned to a time and place determined by the Directors.

## ORDINARY BUSINESS

### Receive and Consider the Financial Report, Directors' Report and Independent Auditor's Report

To receive and consider the Financial Report, Directors' Report and Independent Auditor's Report for the Group for the year ended 30 June 2023.

Note: This item of business is for discussion and is not a resolution. However, pursuant to the Corporations Act (2001), securityholders will be given a reasonable opportunity at the combined meetings to ask questions about, and make comments in relation to, each of the aforementioned reports during the consideration of these items.

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Suite 1, 207 Ben Boyd Rd, Neutral Bay, Sydney NSW 2089

(02) 9098 9100 | [info@waratahmanagement.com.au](mailto:info@waratahmanagement.com.au) | [www.waratahmanagement.com.au](http://www.waratahmanagement.com.au)

Waratah Funds Management Limited operates under AFSL: 477 840 | Waratah Hotel Fund ARSN: 123 286 304

## BACKGROUND INFORMATION

The following information is included to assist you in your attendance at the combined meetings.

### Proxies

If you cannot attend the combined meetings, you have the right to appoint a person or body corporate to attend as your proxy. Your proxy does not need to be a securityholder. If you appoint a body corporate as your proxy, the body corporate will need to appoint an individual as its corporate representative to exercise its powers at the meetings. The appointed representative should either lodge with the registry before the meeting, or bring to the meeting evidence of appointment including any signed authority.

No proxy form is enclosed with this combined notice of meetings as there are no resolutions on which to vote. However, if you wish to lodge a proxy, please contact Waratah Funds Management and a combined proxy form will be sent to you.

Completed proxy forms must be received no later than 48 hours prior to the commencement of the combined annual meetings by post, email or in person to Waratah Funds Management Limited.

### Submission of written questions to the Company, Manager or Auditor

A securityholder who is entitled to vote at the meetings may submit written questions to the Companies or the Responsible Entity via the Chairman or the Auditor in advance of the meetings:

- (a) about the business of the Companies or Fund;
- (b) about the Group's annual report;
- (c) if the question is directed to the Auditor provided it relates to:
  - (i) the preparation and content of the Auditor's report to be considered at the meetings;
  - (ii) the conduct of the audit or the Auditor's independence; or
  - (iii) the accounting policies adopted by the Group in relation to the preparation of the financial statements.

The questions must be received by the Chairman before 5.00 pm on Monday 30 October 2023. Questions may be submitted by post or email via Waratah Funds Management Limited.

### RSVP

If you plan to attend the combined meetings, please ensure that you arrive at least 15 minutes prior to the commencement of the meetings to allow enough time to confirm the number of securities you hold and to note your attendance.

Please RSVP before 5.00 pm on Monday 30 October 2023 by contacting Waratah Funds Management Limited.

By order of the Board of Directors of Waratah Hotels Limited, Waratah Hotels No 2 Limited and Waratah Funds Management Limited



**Darren Baker**  
Director

10 October 2023