



  
ALE PROPERTY GROUP



# PROPERTY COMPENDIUM

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## HIGHLIGHTS

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86

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### PROPERTIES

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ALE is Australia's largest listed pub property owner with 86 properties located across mostly metropolitan areas of the five mainland states of Australia.

\$13.5 million

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### AVERAGE PROPERTY VALUE

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ALE's portfolio of pub's has an average value of \$13.5 million. The market is currently strong for smaller value properties with high quality inflation indexed leases.

\$1,163 million

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### TOTAL PROPERTY VALUE

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ALE's portfolio has been assessed at \$1,163 million reflecting the locations, quality of tenant (Australian Leisure and Hospitality Group Pty Ltd) and unique leasing arrangements.

5.09%

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### AVERAGE YIELD

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At 5.09% ALE's portfolio has demonstrated a strong and stable profile over many years in what has been a volatile investment market.

1.1 Hectares

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### AVERAGE LAND AREA

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The average land area per pub of ALE's portfolio is approximately 1.1 Hectares which is equivalent to nearly nine Olympic swimming pools.

95 Hectares

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### TOTAL LAND AREA

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ALE's portfolio of 86 pub properties has a total land area of around 95 hectares or nearly ONE SQUARE KILOMETRE, which represents over half of the Melbourne's core CBD.

9.3yrs  
+40 years of options

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### AVERAGE LEASE TERM

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All ALE's properties are leased to ALH on long term leases with an average remaining initial term of around 9.3 years.

All information is as at 30 June 2019 and all areas are approximations only.



The information on this page has been provided by the ALE Interactive Property Portfolio  
<https://www.aleproperties.com.au/highlights>

# STATE OVERVIEW: NEW SOUTH WALES

ALE's 10 New South Wales pub properties are well located within areas that have a population density of over 1,300 people per square kilometer on Sydney's northern beaches and in the western suburbs.

Three Dan Murphy stores have been constructed on ALE's properties in New South Wales.

TOTAL VALUE OF STATE PORTFOLIO	\$162,300,000
AVERAGE VALUE	\$16,230,000
AVERAGE NET RENT	\$828,832
PROPERTIES	10
AVERAGE LAND AREA	7,192m <sup>2</sup>
TOTAL LAND AREA	71,922m <sup>2</sup>

PROPERTY	LOCATION
BLACKTOWN INN HOTEL	BLACKTOWN, SYDNEY
BROWN JUG HOTEL	FAIRFIELD, SYDNEY
COLYTON HOTEL	ST MARY'S, SYDNEY
CROWS NEST HOTEL	CROWS NEST, SYDNEY
MELTON HOTEL	AUBURN, SYDNEY
NARRABEEN SANDS HOTEL	NARRABEEN, SYDNEY
NEW BRIGHTON HOTEL	MANLY, SYDNEY
PIONEER TAVERN	PENRITH, SYDNEY
PRITCHARDS HOTEL	MT PRITCHARD, SYDNEY
SMITHFIELD HOTEL	SMITHFIELD, SYDNEY

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# BLACKTOWN INN HOTEL

SYDNEY



Disclaimer: All site utilisation, land area and car park values, hotel locations, and outlines are approximate. Some images may not reflect current improvements and may not include recent Dan Murphy's and other alterations. All map data © 2019 Google.

VALUATION	\$13,900,000
NET RENT	\$679,440
CAPITALISATION RATE	4.89%
LAND AREA	14,559m <sup>2</sup>
BUILDING TO LAND UTILISATION	25.76%
CAR SPACES	205
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$5,472,000

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# BROWN JUG HOTEL

SYDNEY



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VALUATION	\$13,960,000
NET RENT	\$729,066
CAPITALISATION RATE	5.22%
LAND AREA	8,140m <sup>2</sup>
BUILDING TO LAND UTILISATION	16.92%
CAR SPACES	142
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,660,000

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# COLYTON HOTEL

SYDNEY



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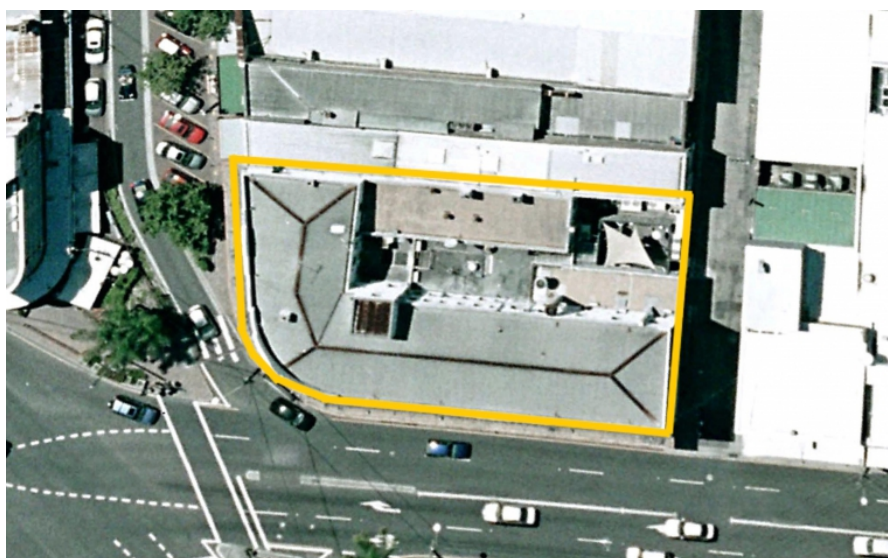
VALUATION	\$20,750,000
NET RENT	\$1,053,178
CAPITALISATION RATE	5.08%
LAND AREA	19,300m <sup>2</sup>
BUILDING TO LAND UTILISATION	23.4%
CAR SPACES	343
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$8,208,000

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# CROWS NEST HOTEL

SYDNEY



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VALUATION	\$22,800,000
NET RENT	\$1,044,557
CAPITALISATION RATE	4.58%
LAND AREA	835m <sup>2</sup>
BUILDING TO LAND UTILISATION	100%
CAR SPACES	0
ACQUISITION COST	\$8,772,000

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# MELTON HOTEL

SYDNEY



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VALUATION	\$7,870,000
NET RENT	\$390,560
CAPITALISATION RATE	4.96%
LAND AREA	3,598m <sup>2</sup>
BUILDING TO LAND UTILISATION	18.12%
CAR SPACES	65
ACQUISITION COST	\$3,114,000

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# NARRABEEN SANDS HOTEL

SYDNEY



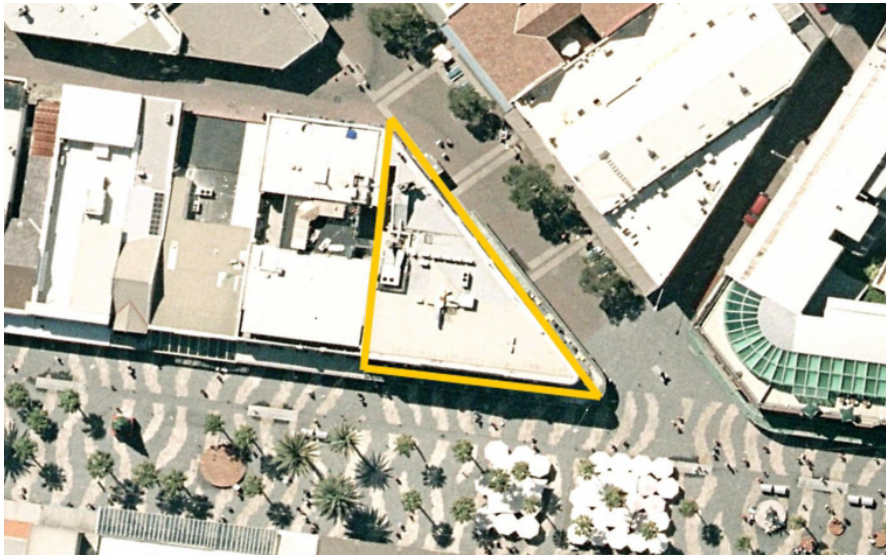
Disclaimer: All site utilisation, land area and car park values, hotel locations, and outlines are approximate. Some images may not reflect current improvements and may not include recent Dan Murphy's and other alterations. All map data © 2019 Google.

VALUATION	\$16,130,000
NET RENT	\$831,145
CAPITALISATION RATE	5.15%
LAND AREA	2,240m <sup>2</sup>
BUILDING TO LAND UTILISATION	75.45%
CAR SPACES	0
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$8,945,000

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# NEW BRIGHTON HOTEL

SYDNEY



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VALUATION	\$11,540,000
NET RENT	\$527,674
CAPITALISATION RATE	4.57%
LAND AREA	417m <sup>2</sup>
BUILDING TO LAND UTILISATION	325.11%
CAR SPACES	0
ACQUISITION COST	\$8,867,000

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# PIONEER TAVERN

SYDNEY



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VALUATION	\$15,050,000
NET RENT	\$724,626
CAPITALISATION RATE	4.81%
LAND AREA	7,493m <sup>2</sup>
BUILDING TO LAND UTILISATION	26.12%
CAR SPACES	131
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$5,849,000

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# PRITCHARDS HOTEL

SYDNEY



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VALUATION	\$29,900,000
NET RENT	\$1,782,201
CAPITALISATION RATE	5.96%
LAND AREA	9,833m <sup>2</sup>
BUILDING TO LAND UTILISATION	12.66%
CAR SPACES	90
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$21,130,000

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# SMITHFIELD HOTEL

SYDNEY



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VALUATION	\$10,400,000
NET RENT	\$525,876
CAPITALISATION RATE	5.06%
LAND AREA	5,507m <sup>2</sup>
BUILDING TO LAND UTILISATION	39.46%
CAR SPACES	55
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,151,000

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