



HIGHLIGHTS

86

PROPERTIES

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

AVERAGE PROPERTY VALUE

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

TOTAL PROPERTY VALUE

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%

AVERAGE YIELD

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

AVERAGE LAND AREA

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

TOTAL LAND AREA

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

AVERAGE LEASE TERM

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: QUEENSLAND

The Queensland portfolio of 32 pub properties is well located on major arterial roads throughout Brisbane's major metropolitan area and in the growth centres of Gold Coast, Sunshine Coast and North Queensland. Ten Dan Murphy stores have been constructed on ALE's Queensland properties over the last five years.

TOTAL VALUE OF STATE PORTFOLIO	\$365,050,000
AVERAGE VALUE	\$11,407,813
AVERAGE NET RENT	\$572,698
PROPERTIES	32
AVERAGE LAND AREA	10,545m ²
TOTAL LAND AREA	337,449m ²

PROPERTY	LOCATION
ALBANY CREEK TAVERN	ALBANY CREEK, BRISBANE
ALDERLEY ARMS HOTEL	ALDERLEY, BRISBANE
ANGLERS ARMS HOTEL	SOUTHPORT, BRISBANE
BALACLAVA HOTEL	EARLVILLE, CAIRNS
BREAKFAST CREEK HOTEL	BREAKFAST CREEK, BRISBANE
BURLEIGH HEADS HOTEL	BURLEIGH HEADS, GOLD COAST
CAMP HILL HOTEL	CAMP HILL, BRISBANE
CHARDONS CORNER HOTEL	ANNERLY, BRISBANE
DALRYMPLE HOTEL	GARBUTT, TOWNSVILLE
EDGE HILL TAVERN	MANOORA, CAIRNS
EDINBURGH CASTLE HOTEL	KEDRON, BRISBANE
FOUR MILE CREEK	STRATHPINE, BRISBANE
HAMILTON HOTEL	HAMILTON, BRISBANE
HOLLAND PARK HOTEL	HOLLAND PARK, BRISBANE
KEDRON PARK HOTEL	KEDRON PARK, BRISBANE
KIRWAN TAVERN	TOWNSVILLE
LAWNTON TAVERN	LAWNTON, BRISBANE
MIAMI HOTEL	MIAMI, GOLD COAST
MOUNT GRAVATT HOTEL	MT GRAVATT, BRISBANE
MOUNT PLEASANT HOTEL	NORTH MACKAY, MACKAY
NOOSA REEF HOTEL	NOOSA HEADS, SUNSHINE COAST
NUDGEE BEACH HOTEL	NUDGEE, BRISBANE
PALM BEACH HOTEL	PALM BEACH, GOLD COAST
PELICAN WATERS HOTEL	PELICAN WATERS, SUNSHINE COAST
PRINCE OF WALES	NUNDAH, BRISBANE
RACEHORSE HOTEL	BOOVAL, BRISBANE
REDLAND BAY HOTEL	REDLAND BAY, BRISBANE
ROYAL EXCHANGE HOTEL	TOOWONG, BRISBANE
SPRINGWOOD TAVERN	SPRINGWOOD, BRISBANE
STONES CORNER TAVERN	STONES CORNER, BRISBANE
VALE HOTEL	AIKENVALE, TOWNSVILLE
WILSONTON HOTEL	TOOWOOMBA, TOOWOOMBA



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<https://www.aleproperties.com.au/property-information/queensland>

ALBANY CREEK TAVERN

BRISBANE



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	\$18,700,000
NET RENT	\$968,578
CAPITALISATION RATE	5.18%
LAND AREA	20,080m ²
BUILDING TO LAND UTILISATION	18.23%
CAR SPACES	181
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$8,396,000

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ALDERLEY ARMS HOTEL

BRISBANE



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VALUATION	\$7,540,000
NET RENT	\$365,144
CAPITALISATION RATE	4.84%
LAND AREA	5,423m ²
BUILDING TO LAND UTILISATION	33.69%
CAR SPACES	110
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,303,000

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ANGLERS ARMS HOTEL

BRISBANE



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VALUATION	\$11,210,000
NET RENT	\$576,904
CAPITALISATION RATE	5.15%
LAND AREA	4,249m ²
BUILDING TO LAND UTILISATION	48.84%
CAR SPACES	54
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$4,434,000

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BALACLAVA HOTEL

CAIRNS



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VALUATION	\$13,540,000
NET RENT	\$704,763
CAPITALISATION RATE	5.2%
LAND AREA	14,100m ²
BUILDING TO LAND UTILISATION	42.36%
CAR SPACES	90
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$3,304,000

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BREAKFAST CREEK HOTEL

BRISBANE



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VALUATION	\$23,500,000
NET RENT	\$1,039,477
CAPITALISATION RATE	4.42%
LAND AREA	4,035m ²
BUILDING TO LAND UTILISATION	64.44%
CAR SPACES	120
RETAIL LIQUOR OUTLET	BREAKFAST CREEK BOTTLESHOP
ACQUISITION COST	\$10,659,000

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BURLEIGH HEADS HOTEL

GOLD COAST



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VALUATION	\$15,700,000
NET RENT	\$775,883
CAPITALISATION RATE	4.94%
LAND AREA	2,496m ²
BUILDING TO LAND UTILISATION	95.87%
CAR SPACES	0
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,685,000

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CAMP HILL HOTEL

BRISBANE



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VALUATION	\$6,500,000
NET RENT	\$270,581
CAPITALISATION RATE	4.16%
LAND AREA	10,790m ²
BUILDING TO LAND UTILISATION	18.63%
CAR SPACES	160
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$2,265,000

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CHARDONS CORNER HOTEL

BRISBANE



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VALUATION	\$3,500,000
NET RENT	\$132,174
CAPITALISATION RATE	3.78%
LAND AREA	5,661m ²
BUILDING TO LAND UTILISATION	64.33%
CAR SPACES	58
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,416,000

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DALRYMPLE HOTEL

TOWNSVILLE



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VALUATION	\$14,200,000
NET RENT	\$682,872
CAPITALISATION RATE	4.81%
LAND AREA	21,220m ²
BUILDING TO LAND UTILISATION	28.56%
CAR SPACES	310
RETAIL LIQUOR OUTLET	DM & BWS
ACQUISITION COST	\$3,208,000

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EDGE HILL TAVERN

CAIRNS



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VALUATION	\$6,230,000
NET RENT	\$328,465
CAPITALISATION RATE	5.27%
LAND AREA	13,610m ²
BUILDING TO LAND UTILISATION	20.1%
CAR SPACES	158
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$2,359,000

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EDINBURGH CASTLE HOTEL

BRISBANE



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VALUATION	\$7,400,000
NET RENT	\$372,346
CAPITALISATION RATE	5.03%
LAND AREA	4,140m ²
BUILDING TO LAND UTILISATION	63.53%
CAR SPACES	65
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,114,000

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FOUR MILE CREEK

BRISBANE



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VALUATION	\$8,940,000
NET RENT	\$448,290
CAPITALISATION RATE	5.01%
LAND AREA	3,644m ²
BUILDING TO LAND UTILISATION	34.85%
CAR SPACES	55
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,672,000

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HAMILTON HOTEL

BRISBANE



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VALUATION	\$15,990,000
NET RENT	\$705,055
CAPITALISATION RATE	4.41%
LAND AREA	10,006m ²
BUILDING TO LAND UTILISATION	32.53%
CAR SPACES	130
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$6,604,000

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HOLLAND PARK HOTEL

BRISBANE



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VALUATION	\$15,200,000
NET RENT	\$707,358
CAPITALISATION RATE	4.65%
LAND AREA	7,277m ²
BUILDING TO LAND UTILISATION	35.04%
CAR SPACES	120
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$3,774,000

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KEDRON PARK HOTEL

BRISBANE



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VALUATION	\$4,800,000
NET RENT	\$241,142
CAPITALISATION RATE	5.02%
LAND AREA	6,008m ²
BUILDING TO LAND UTILISATION	24.13%
CAR SPACES	105
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$2,265,000

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KIRWAN TAVERN

TOWNSVILLE



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VALUATION	\$12,920,000
NET RENT	\$660,007
CAPITALISATION RATE	5.11%
LAND AREA	20,250m ²
BUILDING TO LAND UTILISATION	21.7%
CAR SPACES	125
RETAIL LIQUOR OUTLET	DM & BWS
ACQUISITION COST	\$4,434,000

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LAWNTON TAVERN

BRISBANE



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VALUATION	\$9,250,000
NET RENT	\$533,912
CAPITALISATION RATE	5.77%
LAND AREA	9,498m ²
BUILDING TO LAND UTILISATION	20.3%
CAR SPACES	130
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,434,000

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MIAMI HOTEL

GOLD COAST



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VALUATION	\$14,620,000
NET RENT	\$756,505
CAPITALISATION RATE	5.17%
LAND AREA	5,544m ²
BUILDING TO LAND UTILISATION	47.93%
CAR SPACES	90
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$5,500,000

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MOUNT GRAVATT HOTEL

BRISBANE



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VALUATION	\$7,110,000
NET RENT	\$358,137
CAPITALISATION RATE	5.04%
LAND AREA	7,478m ²
BUILDING TO LAND UTILISATION	30.81%
CAR SPACES	112
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,208,000

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MOUNT PLEASANT HOTEL

MACKAY



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VALUATION	\$11,290,000
NET RENT	\$591,111
CAPITALISATION RATE	5.23%
LAND AREA	16,151m ²
BUILDING TO LAND UTILISATION	19.16%
CAR SPACES	105
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$1,794,000

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NOOSA REEF HOTEL

SUNSHINE COAST



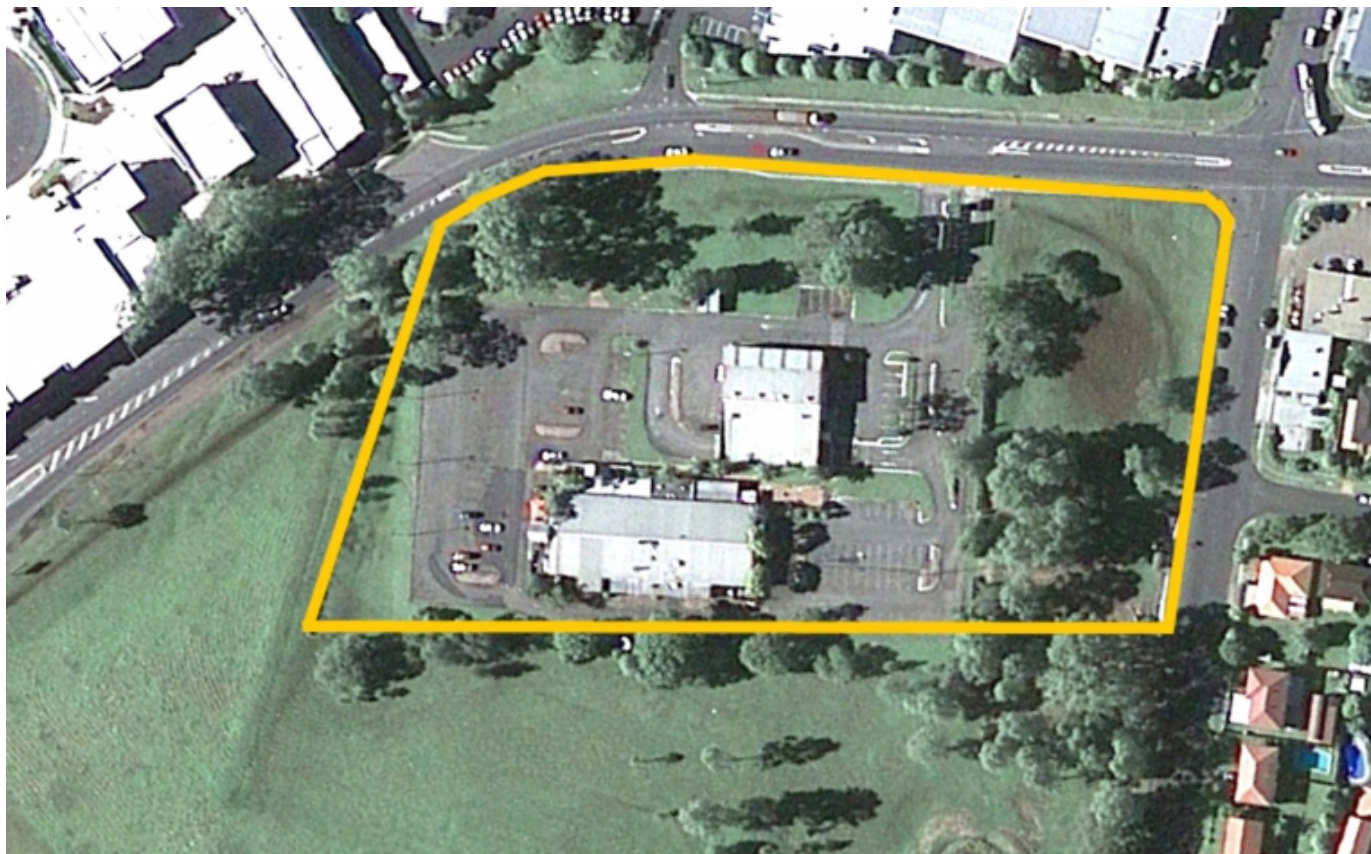
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VALUATION	\$11,490,000
NET RENT	\$668,341
CAPITALISATION RATE	5.82%
LAND AREA	5,069m ²
BUILDING TO LAND UTILISATION	36.12%
CAR SPACES	0
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,874,000

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NUDGEE BEACH HOTEL

BRISBANE



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VALUATION	\$6,900,000
NET RENT	\$327,637
CAPITALISATION RATE	4.75%
LAND AREA	23,460m ²
BUILDING TO LAND UTILISATION	9.44%
CAR SPACES	156
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,020,000

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PALM BEACH HOTEL

GOLD COAST



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VALUATION	\$14,510,000
NET RENT	\$754,681
CAPITALISATION RATE	5.2%
LAND AREA	5,050m ²
BUILDING TO LAND UTILISATION	63.31%
CAR SPACES	50
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,886,000

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PELICAN WATERS HOTEL

SUNSHINE COAST



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VALUATION	\$7,600,000
NET RENT	\$479,182
CAPITALISATION RATE	6.31%
LAND AREA	8,695m ²
BUILDING TO LAND UTILISATION	16.91%
CAR SPACES	135
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,237,000

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PRINCE OF WALES

BRISBANE



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VALUATION	\$9,400,000
NET RENT	\$451,771
CAPITALISATION RATE	4.81%
LAND AREA	1,976m ²
BUILDING TO LAND UTILISATION	39.98%
CAR SPACES	7
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,397,000

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RACEHORSE HOTEL

BRISBANE



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VALUATION	\$7,240,000
NET RENT	\$233,175
CAPITALISATION RATE	3.22%
LAND AREA	18,320m ²
BUILDING TO LAND UTILISATION	22.12%
CAR SPACES	180
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$1,794,000

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REDLAND BAY HOTEL

BRISBANE



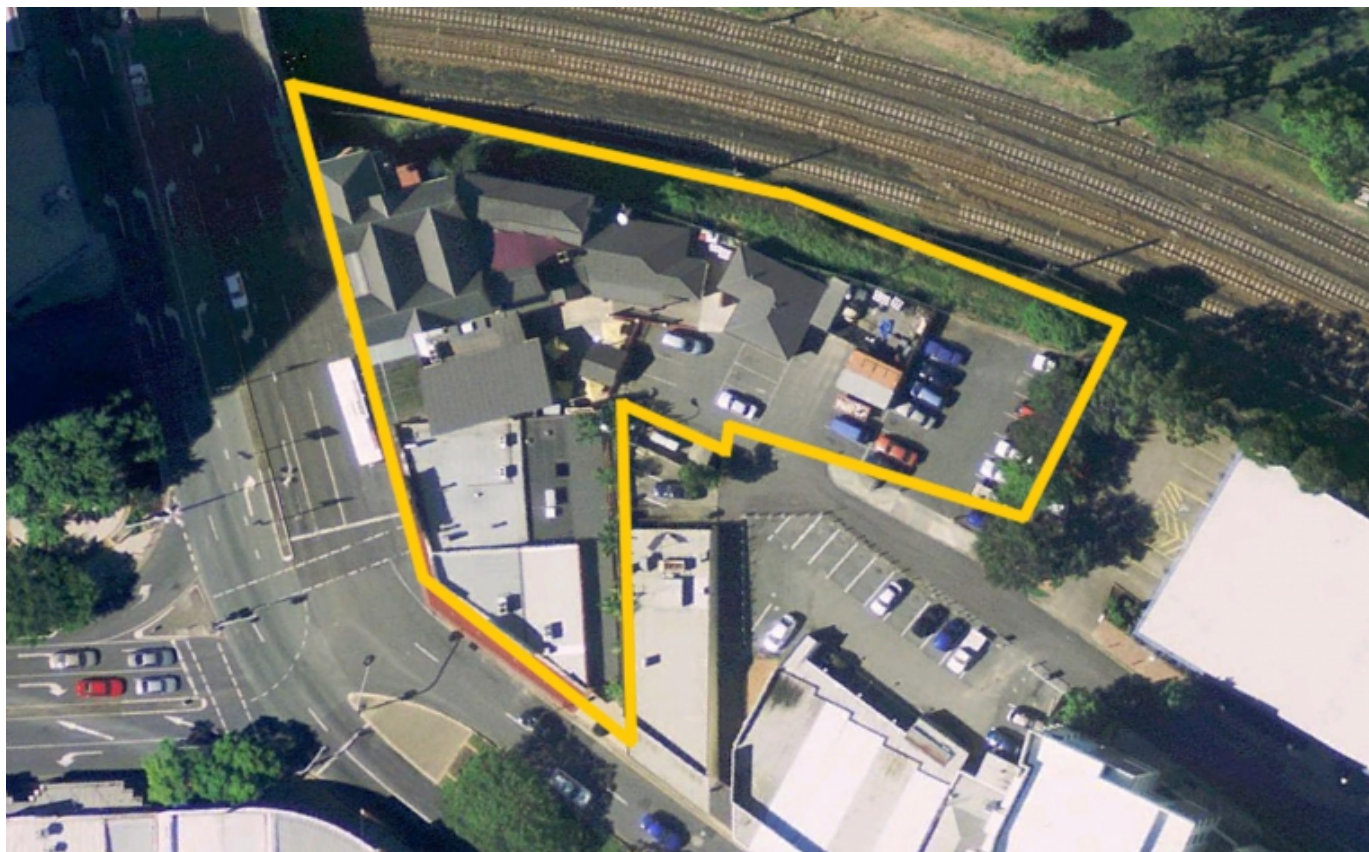
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VALUATION	\$10,000,000
NET RENT	\$510,106
CAPITALISATION RATE	5.1%
LAND AREA	18,275m ²
BUILDING TO LAND UTILISATION	8.97%
CAR SPACES	70
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,189,000

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ROYAL EXCHANGE HOTEL

TOOWONG, BRISBANE



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VALUATION	\$10,110,000
NET RENT	\$614,221
CAPITALISATION RATE	6.07%
LAND AREA	2,453m ²
BUILDING TO LAND UTILISATION	72.36%
CAR SPACES	25
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,755,000

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SPRINGWOOD TAVERN

BRISBANE



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VALUATION	\$20,260,000
NET RENT	\$1,084,368
CAPITALISATION RATE	5.35%
LAND AREA	22,650m ²
BUILDING TO LAND UTILISATION	25.59%
CAR SPACES	265
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$9,150,000

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STONES CORNER TAVERN

BRISBANE



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VALUATION	\$10,800,000
NET RENT	\$584,789
CAPITALISATION RATE	5.41%
LAND AREA	2,721m ²
BUILDING TO LAND UTILISATION	75.45%
CAR SPACES	25
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,377,000

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VALE HOTEL

TOWNSVILLE



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VALUATION	\$15,300,000
NET RENT	\$759,996
CAPITALISATION RATE	4.97%
LAND AREA	24,620m ²
BUILDING TO LAND UTILISATION	26.32%
CAR SPACES	248
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$5,661,000

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WILSONTON HOTEL

TOOWOMBA



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VALUATION	\$13,300,000
NET RENT	\$639,379
CAPITALISATION RATE	4.81%
LAND AREA	12,500m ²
BUILDING TO LAND UTILISATION	36.12%
CAR SPACES	130
RETAIL LIQUOR OUTLET	DM & BWS
ACQUISITION COST	\$4,529,000

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