



PROPERTY COMPENDIUM

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.



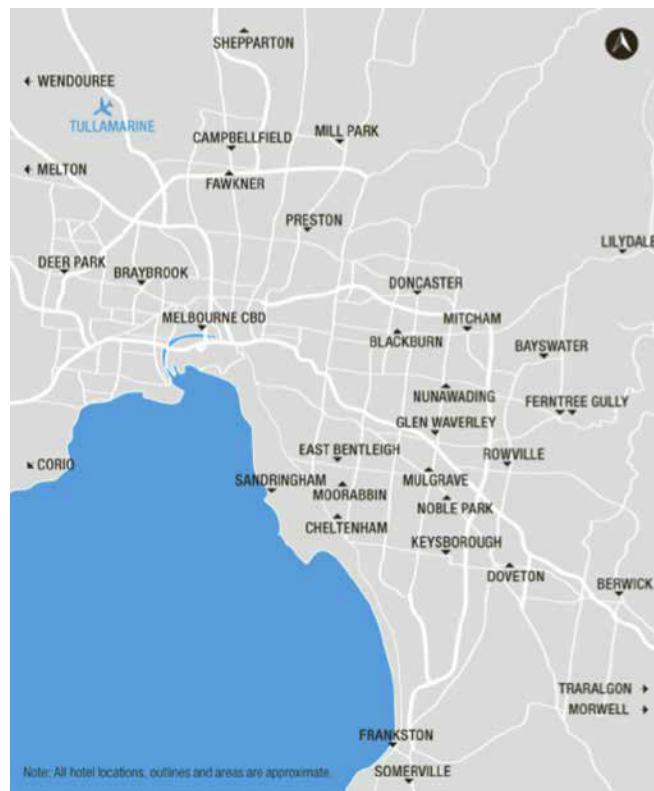
The information on this page has been provided by the ALE Interactive Property Portfolio
<https://www.aleproperties.com.au/highlights>

STATE OVERVIEW: VICTORIA

ALE's 33 Victorian hotels are strategically located within major population catchment areas and growth corridors. These large land banks are well positioned for our tenant ALH to take advantage of future growth potential over the term of the lease.

TOTAL VALUE OF STATE PORTFOLIO	\$562,190,000
AVERAGE VALUE	\$17,036,061
AVERAGE NET RENT	\$862,186
PROPERTIES	33
AVERAGE LAND AREA	14,659m ²
TOTAL LAND AREA	483,760m ²

PROPERTY	LOCATION
ASHLEY HOTEL	BRAYBROOK, MELBOURNE
BAYSWATER HOTEL	BAYSWATER, MELBOURNE
BERWICK INN	BERWICK, MELBOURNE
BLACKBURN HOTEL	BLACKBURN, MELBOURNE
BLUE BELL HOTEL	WENDOUREE
BOUNDARY HOTEL	BETLEIGH EAST, MELBOURNE
BURVALE HOTEL	MELBOURNE
CLUB HOTEL	FERNTREE GULLY, MELBOURNE
CRAMERS HOTEL	PRESTON, MELBOURNE
DEER PARK HOTEL	DEER PARK, MELBOURNE
DONCASTER INN HOTEL	DONCASTER, MELBOURNE
FERNTREE GULLY HOTEL & MOTEL	FERNTREE GULLY, MELBOURNE
GATEWAY HOTEL	CORIO
KEYSBOROUGH HOTEL	KEYSBOROUGH, MELBOURNE
MAC'S HOTEL	MELTON
MEADOW INN HOTEL	FAWKNER, MELBOURNE
MITCHAM HOTEL	MITCHAM, MELBOURNE
MORWELL HOTEL	MORWELL
OLINDA CREEK HOTEL	LILYDALE
PIER HOTEL/21ST CENTURY	FRANKSTON, MELBOURNE
PLOUGH HOTEL	MILL PARK, MELBOURNE
PRINCE MARK HOTEL	DOVETON, MELBOURNE
ROYAL EXCHANGE HOTEL	TRALAGON
SANDBELT HOTEL	MOORABBIN, MELBOURNE
SANDOWN PARK HOTEL	NOBLE PARK, MELBOURNE
SANDRINGHAM HOTEL	SANDRINGHAM, MELBOURNE
SOMERVILLE HOTEL	MORNINGTON PENINSULA
STAMFORD INN HOTEL	ROWVILLE, MELBOURNE
SYLVANIA HOTEL	CAMPBELLFIELD, MELBOURNE
THE VALE HOTEL	MULGRAVE, MELBOURNE
TUDOR INN HOTEL	CHELTHENHAM, MELBOURNE
VILLAGE GREEN HOTEL	GLEN WAVERLEY, MELBOURNE
YOUNG & JACKSON HOTEL	MELBOURNE



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

ASHLEY HOTEL

MELBOURNE



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	\$10,600,000
NET RENT	\$528,769
CAPITALISATION RATE	4.99%
LAND AREA	8,082m ²
BUILDING TO LAND UTILISATION	19.92%
CAR SPACES	207
RETAIL LIQUOR OUTLET	ASHLEY HOTEL BOTTLESHOP
ACQUISITION COST	\$3,963,000

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BAYSWATER HOTEL

MELBOURNE



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VALUATION	\$22,400,000
NET RENT	\$1,205,623
CAPITALISATION RATE	5.38%
LAND AREA	25,352m ²
BUILDING TO LAND UTILISATION	13.1%
CAR SPACES	220
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$9,905,000

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BERWICK INN

MELBOURNE



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VALUATION	\$20,800,000
NET RENT	\$1,200,035
CAPITALISATION RATE	5.77%
LAND AREA	4,166m ²
BUILDING TO LAND UTILISATION	33%
CAR SPACES	50
ACQUISITION COST	\$15,888,000

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BLACKBURN HOTEL

MELBOURNE



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VALUATION	\$19,870,000
NET RENT	\$1,042,079
CAPITALISATION RATE	5.25%
LAND AREA	11,230m ²
BUILDING TO LAND UTILISATION	19.06%
CAR SPACES	190
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$9,433,000

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BLUE BELL HOTEL

WENDOUREE



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VALUATION	\$5,500,000
NET RENT	\$284,124
CAPITALISATION RATE	5.17%
LAND AREA	3,689m ²
BUILDING TO LAND UTILISATION	36.62%
CAR SPACES	40
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,982,000

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BOUNDARY HOTEL

MELBOURNE



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VALUATION	\$27,130,000
NET RENT	\$1,513,404
CAPITALISATION RATE	5.58%
LAND AREA	4,916m ²
BUILDING TO LAND UTILISATION	49.86%
CAR SPACES	93
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$17,943,000

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BURVALE HOTEL

MELBOURNE



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VALUATION	\$25,000,000
NET RENT	\$1,143,717
CAPITALISATION RATE	4.57%
LAND AREA	45,280m ²
BUILDING TO LAND UTILISATION	12.61%
CAR SPACES	360
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$9,717,000

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CLUB HOTEL

MELBOURNE



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VALUATION	\$12,410,000
NET RENT	\$621,818
CAPITALISATION RATE	5.01%
LAND AREA	6,384m ²
BUILDING TO LAND UTILISATION	37.61%
CAR SPACES	138
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,095,000

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CRAMERS HOTEL

MELBOURNE



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VALUATION	\$19,360,000
NET RENT	\$1,009,600
CAPITALISATION RATE	5.22%
LAND AREA	5,860m ²
BUILDING TO LAND UTILISATION	40.9%
CAR SPACES	102
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$8,301,000

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DEER PARK HOTEL

MELBOURNE



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VALUATION	\$18,510,000
NET RENT	\$935,276
CAPITALISATION RATE	5.05%
LAND AREA	15,095m ²
BUILDING TO LAND UTILISATION	17.66%
CAR SPACES	200
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,981,000

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DONCASTER INN HOTEL

MELBOURNE



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VALUATION	\$26,040,000
NET RENT	\$1,342,645
CAPITALISATION RATE	5.16%
LAND AREA	20,756m ²
BUILDING TO LAND UTILISATION	25.46%
CAR SPACES	368
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$12,169,000

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FERNTREE GULLY HOTEL & MOTEL

MELBOURNE



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VALUATION	\$9,160,000
NET RENT	\$505,754
CAPITALISATION RATE	5.52%
LAND AREA	22,754m ²
BUILDING TO LAND UTILISATION	27.87%
CAR SPACES	376
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,718,000

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GATEWAY HOTEL

CORIO



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VALUATION	\$8,700,000
NET RENT	\$457,497
CAPITALISATION RATE	5.26%
LAND AREA	27,050m ²
BUILDING TO LAND UTILISATION	17.06%
CAR SPACES	310
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$3,114,000

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KEYSBOROUGH HOTEL

MELBOURNE



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VALUATION	\$24,400,000
NET RENT	\$1,171,777
CAPITALISATION RATE	4.8%
LAND AREA	22,340m ²
BUILDING TO LAND UTILISATION	14.38%
CAR SPACES	245
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$9,622,000

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MAC'S HOTEL

MELTON



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VALUATION	\$16,000,000
NET RENT	\$893,859
CAPITALISATION RATE	5.59%
LAND AREA	6,084m ²
BUILDING TO LAND UTILISATION	34.04%
CAR SPACES	103
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,886,000

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MEADOW INN HOTEL

MELBOURNE



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VALUATION	\$18,400,000
NET RENT	\$957,960
CAPITALISATION RATE	5.21%
LAND AREA	17,494m ²
BUILDING TO LAND UTILISATION	22.79%
CAR SPACES	191
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$7,689,000

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MITCHAM HOTEL

MELBOURNE



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VALUATION	\$17,800,000
NET RENT	\$980,376
CAPITALISATION RATE	5.51%
LAND AREA	6,094m ²
BUILDING TO LAND UTILISATION	48.31%
CAR SPACES	82
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$8,584,000

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MORWELL HOTEL

MORWELL



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VALUATION	\$2,620,000
NET RENT	\$157,525
CAPITALISATION RATE	6%
LAND AREA	18,240m ²
BUILDING TO LAND UTILISATION	17%
CAR SPACES	160
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,511,000

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OLINDA CREEK HOTEL

LILYDALE



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VALUATION	\$9,060,000
NET RENT	\$471,752
CAPITALISATION RATE	5.21%
LAND AREA	4,575m ²
BUILDING TO LAND UTILISATION	43.13%
CAR SPACES	66
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,963,000

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PIER HOTEL/21ST CENTURY

MELBOURNE



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VALUATION	\$16,700,000
NET RENT	\$914,831
CAPITALISATION RATE	5.48%
LAND AREA	4,154m ²
BUILDING TO LAND UTILISATION	124.1%
CAR SPACES	0
ACQUISITION COST	\$8,019,000

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PLOUGH HOTEL

MELBOURNE



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VALUATION	\$19,250,000
NET RENT	\$1,107,104
CAPITALISATION RATE	5.75%
LAND AREA	315m ²
BUILDING TO LAND UTILISATION	100%
CAR SPACES	0
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$8,490,000

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PRINCE MARK HOTEL

MELBOURNE



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VALUATION	\$22,390,000
NET RENT	\$1,117,367
CAPITALISATION RATE	4.99%
LAND AREA	17,115m ²
BUILDING TO LAND UTILISATION	24.26%
CAR SPACES	240
RETAIL LIQUOR OUTLET	DM & BWS
ACQUISITION COST	\$9,810,000

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ROYAL EXCHANGE HOTEL

TRARALGON



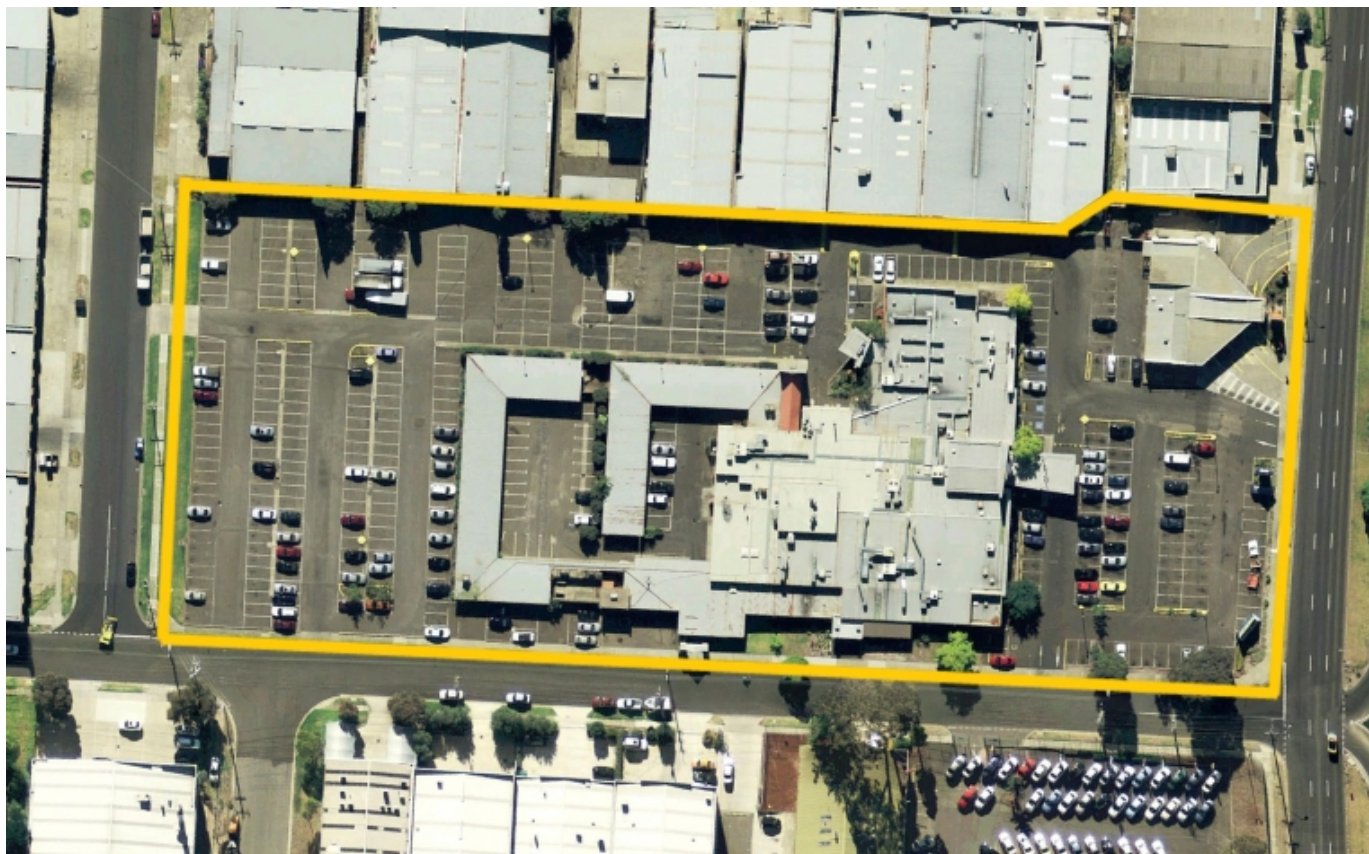
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VALUATION	\$6,600,000
NET RENT	\$321,604
CAPITALISATION RATE	4.87%
LAND AREA	6,465m ²
BUILDING TO LAND UTILISATION	42.24%
CAR SPACES	100
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$2,171,000

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SANDBELT HOTEL

MELBOURNE



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VALUATION	\$25,500,000
NET RENT	\$1,277,139
CAPITALISATION RATE	5.01%
LAND AREA	19,100m ²
BUILDING TO LAND UTILISATION	22.29%
CAR SPACES	368
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$10,849,000

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SANDOWN PARK HOTEL

MELBOURNE



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VALUATION	\$14,510,000
NET RENT	\$765,474
CAPITALISATION RATE	5.28%
LAND AREA	37,218m ²
BUILDING TO LAND UTILISATION	12.44%
CAR SPACES	286
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$6,321,000

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SANDRINGHAM HOTEL

MELBOURNE



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VALUATION	\$13,500,000
NET RENT	\$553,917
CAPITALISATION RATE	4.1%
LAND AREA	4,548m ²
BUILDING TO LAND UTILISATION	86.65%
CAR SPACES	110
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,529,000

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SOMERVILLE HOTEL

MORNINGTON PENINSULA



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VALUATION	\$7,660,000
NET RENT	\$369,626
CAPITALISATION RATE	4.82%
LAND AREA	10,402m ²
BUILDING TO LAND UTILISATION	16.94%
CAR SPACES	152
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$2,642,000

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STAMFORD INN HOTEL

MELBOURNE



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VALUATION	\$29,300,000
NET RENT	\$1,552,023
CAPITALISATION RATE	5.3%
LAND AREA	35,390m ²
BUILDING TO LAND UTILISATION	12.85%
CAR SPACES	280
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$12,733,000

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SYLVANIA HOTEL

MELBOURNE



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VALUATION	\$13,000,000
NET RENT	\$721,099
CAPITALISATION RATE	5.55%
LAND AREA	9,941m ²
BUILDING TO LAND UTILISATION	27.23%
CAR SPACES	178
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,377,000

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THE VALE HOTEL

MELBOURNE



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VALUATION	\$15,600,000
NET RENT	\$699,722
CAPITALISATION RATE	4.49%
LAND AREA	20,941m ²
BUILDING TO LAND UTILISATION	17.06%
CAR SPACES	260
RETAIL LIQUOR OUTLET	DM
ACQUISITION COST	\$5,472,000

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TUDOR INN HOTEL

MELBOURNE



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VALUATION	\$13,020,000
NET RENT	\$643,487
CAPITALISATION RATE	4.94%
LAND AREA	4,789m ²
BUILDING TO LAND UTILISATION	44.94%
CAR SPACES	60
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,566,000

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VILLAGE GREEN HOTEL

MELBOURNE



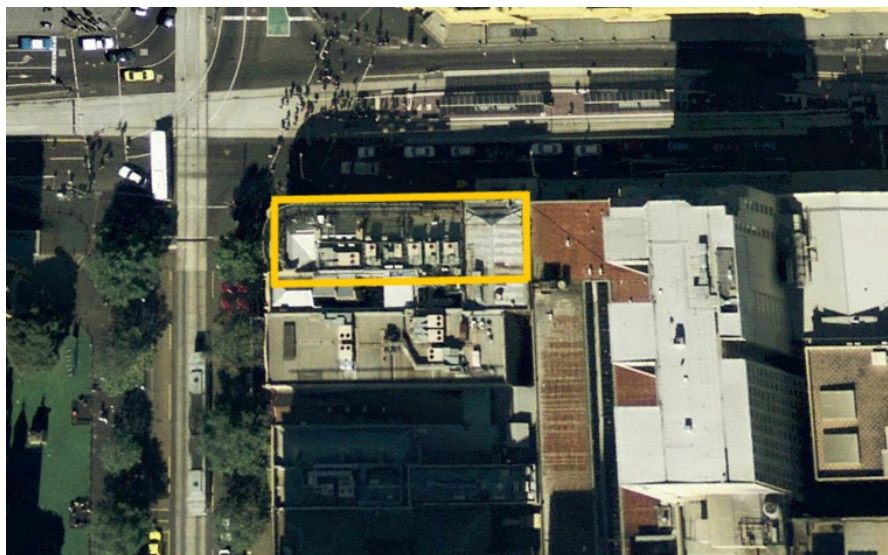
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VALUATION	\$28,000,000
NET RENT	\$1,341,761
CAPITALISATION RATE	4.79%
LAND AREA	37,412m ²
BUILDING TO LAND UTILISATION	12.64%
CAR SPACES	570
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$12,546,000

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YOUNG & JACKSON HOTEL

MELBOURNE



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VALUATION	\$23,400,000
NET RENT	\$643,407
CAPITALISATION RATE	2.75%
LAND AREA	529m ²
BUILDING TO LAND UTILISATION	100%
CAR SPACES	0
RETAIL LIQUOR OUTLET	Y&J BOTTLESHOP
ACQUISITION COST	\$6,132,000

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