



# 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>

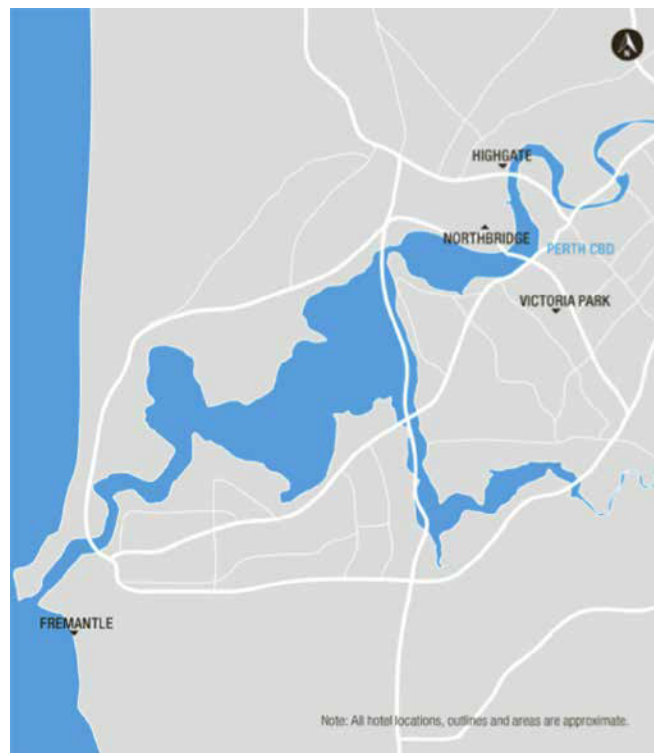
# STATE OVERVIEW: WESTERN AUSTRALIA

ALE's four historic Western Australian hotels are located within Perth and Fremantle CBDs' popular entertainment and shopping districts with a thriving cafe and pub culture.

TOTAL VALUE OF STATE PORTFOLIO	\$31,790,000
AVERAGE VALUE	\$7,947,500
AVERAGE NET RENT	\$496,467
PROPERTIES	4
AVERAGE LAND AREA	1,629m <sup>2</sup>
TOTAL LAND AREA	6,517m <sup>2</sup>

PROPERTY	LOCATION
BALMORAL HOTEL	EAST VICTORIA PARK, PERTH
BRASS MONKEY	NORTHBRIDGE, PERTH
QUEENS TAVERN	HIGHGATE, PERTH
SAIL & ANCHOR PUB BREWERY	FREMANTLE

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



# BALMORAL HOTEL

PERTH



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	\$7,450,000
NET RENT	\$516,335
CAPITALISATION RATE	6.93%
LAND AREA	2,769m <sup>2</sup>
BUILDING TO LAND UTILISATION	33.12%
CAR SPACES	20
ACQUISITION COST	\$6,377,000

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# BRASS MONKEY

PERTH



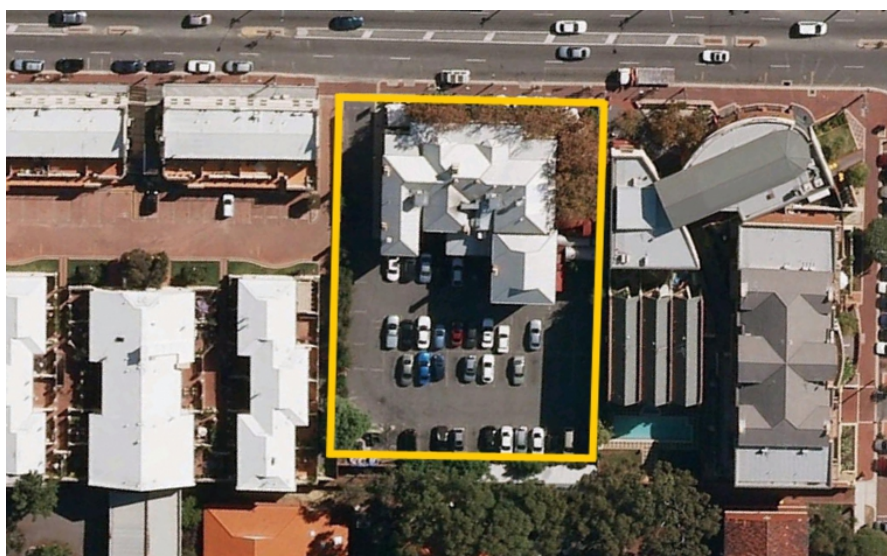
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VALUATION	\$9,550,000
NET RENT	\$588,347
CAPITALISATION RATE	6.16%
LAND AREA	675m <sup>2</sup>
BUILDING TO LAND UTILISATION	90.22%
CAR SPACES	0
ACQUISITION COST	\$7,815,000

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# QUEENS TAVERN

PERTH



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VALUATION	\$10,090,000
NET RENT	\$600,458
CAPITALISATION RATE	5.95%
LAND AREA	2,360m <sup>2</sup>
BUILDING TO LAND UTILISATION	26.14%
CAR SPACES	45
ACQUISITION COST	\$4,812,000

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# SAIL & ANCHOR PUB BREWERY

FREMANTLE



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VALUATION	\$4,700,000
NET RENT	\$272,729
CAPITALISATION RATE	5.8%
LAND AREA	713m <sup>2</sup>
BUILDING TO LAND UTILISATION	182.19%
CAR SPACES	0
RETAIL LIQUOR OUTLET	SAIL & ANCHOR BOTTLESHOP
ACQUISITION COST	\$3,114,000

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