



# 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: 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   |

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



# 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 <sup>2</sup>  |
| TOTAL LAND AREA                | 337,449m <sup>2</sup> |

| 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           |



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/property-information/queensland>

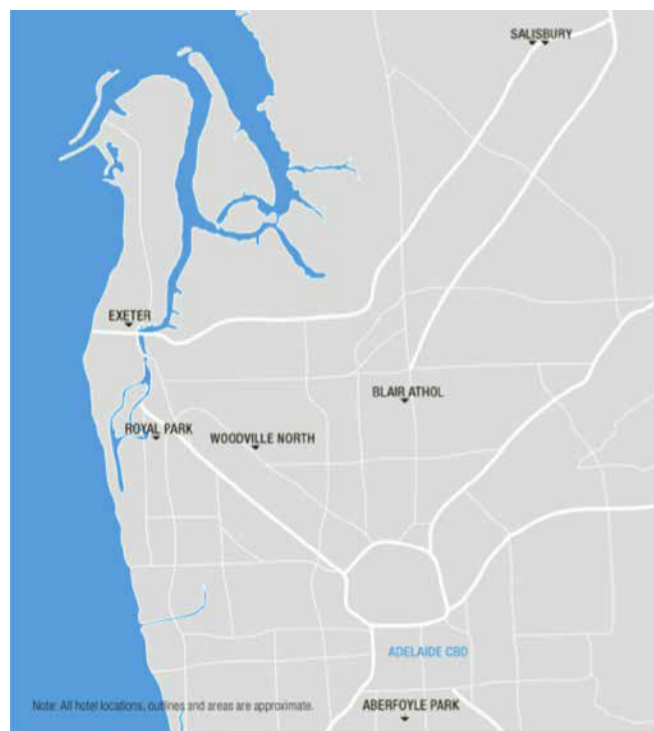
# STATE OVERVIEW: SOUTH AUSTRALIA

ALE's seven South Australian hotels are located in the growth areas of Adelaide's northern suburbs and the Adelaide Hills.

|                                |                      |
|--------------------------------|----------------------|
| TOTAL VALUE OF STATE PORTFOLIO | \$41,900,000         |
| AVERAGE VALUE                  | \$5,985,714          |
| AVERAGE NET RENT               | \$303,424            |
| PROPERTIES                     | 7                    |
| AVERAGE LAND AREA              | 8,345m <sup>2</sup>  |
| TOTAL LAND AREA                | 58,415m <sup>2</sup> |

| PROPERTY             | LOCATION                  |
|----------------------|---------------------------|
| ABERFOYLE HUB TAVERN | ABERFOYLE PARK, ADELAIDE  |
| EUREKA HOTEL         | SALISBURY, ADELAIDE       |
| EXETER HOTEL         | EXETER, ADELAIDE          |
| FINSBURY HOTEL       | WOODVILLE NORTH, ADELAIDE |
| GEPPS CROSS HOTEL    | BLAIR ATHOL, ADELAIDE     |
| HENDON HOTEL         | ROYAL PARK, ADELAIDE      |
| STOCKADE TAVERN      | SALISBURY, ADELAIDE       |

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

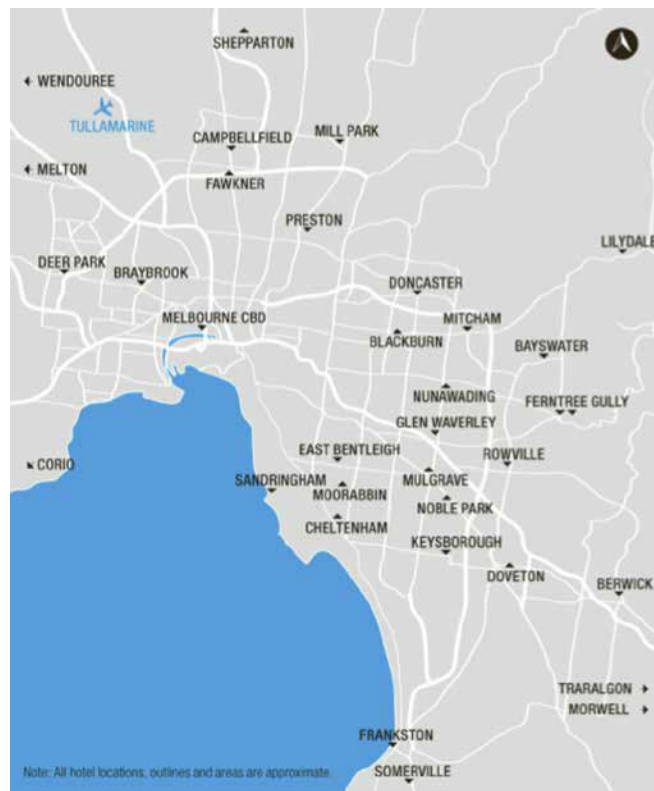


# STATE OVERVIEW: VICTORIA

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 <sup>2</sup>  |
| TOTAL LAND AREA                | 483,760m <sup>2</sup> |

| 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.

# 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.

