



# 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.

\$13.2 million

---

## AVERAGE PROPERTY VALUE

---

ALE's portfolio of pub's has an average value of \$12.6 million. The market is currently strong for smaller value properties with high quality inflation indexed leases.

\$1,136 million

---

## TOTAL PROPERTY VALUE

---

ALE's portfolio has been assessed at \$1080.2 million reflecting the locations, quality of tenant (Australian Leisure and Hospitality Group Pty Ltd) and unique leasing arrangements.

4.98%

---

## AVERAGE CAP RATE

---

At 5.14% ALE's portfolio has demonstrated a strong and stable profile over many years in what has been a volatile investment market.

11,000m<sup>2</sup>

---

## AVERAGE LAND AREA

---

The average land area per pub of ALE's portfolio is approximately 11,096m<sup>2</sup> which is equivalent to nearly nine Olympic swimming pools.

1km<sup>2</sup>

---

## 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.

10.3 Years

---

## AVERAGE LEASE TERM

---

All ALE's properties are leased to ALH on long term leases with an average remaining initial term of around 11.3 years.

All information is as at 30 June 2018 and all areas are approximations only.



The information on this page has been provided by the ALE Interactive Property Portfolio  
<http://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	\$156,360,000
AVERAGE VALUE	\$15,636,000
AVERAGE NET RENT	\$775,477
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	PRITCHARD, SYDNEY
SMITHFIELD HOTEL	SMITHFIELD, SYDNEY

All information is as at 30 June 2018 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	\$361,390,000
AVERAGE VALUE	\$11,293,438
AVERAGE NET RENT	\$540,828
PROPERTIES	32
AVERAGE LAND AREA	10,487m <sup>2</sup>
TOTAL LAND AREA	335,580m <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
NUDGEN BEACH HOTEL	NUDGEN, 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 2018 and all areas are approximations only.

# 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	\$40,830,000
AVERAGE VALUE	\$5,832,857
AVERAGE NET RENT	\$299,143
PROPERTIES	7
AVERAGE LAND AREA	8,318m <sup>2</sup>
TOTAL LAND AREA	58,226m <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 2018 and all areas are approximations only.

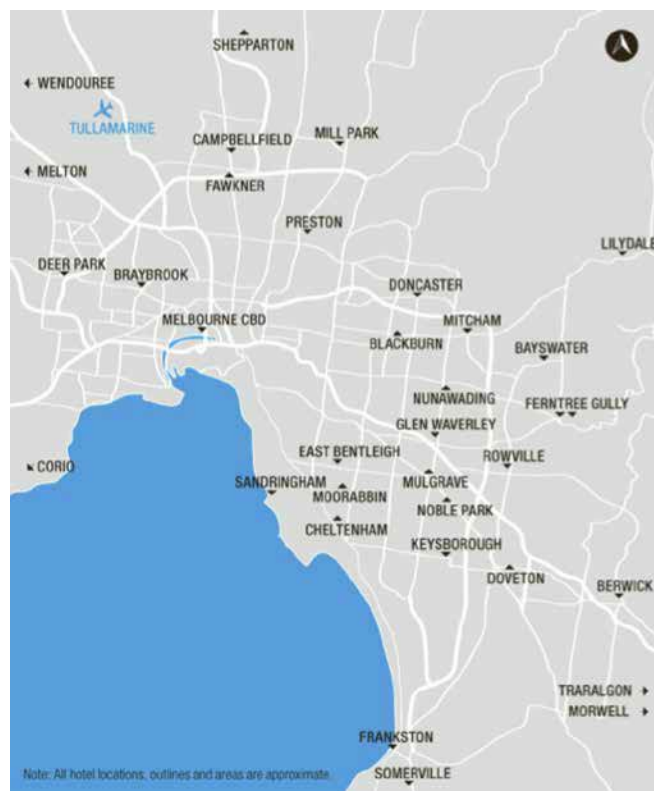


# STATE OVERVIEW: VICTORIA

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	\$545,980,000
AVERAGE VALUE	\$16,544,848
AVERAGE NET RENT	\$834,182
PROPERTIES	33
AVERAGE LAND AREA	14,606m <sup>2</sup>
TOTAL LAND AREA	482,002m <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	CHELTENHAM, MELBOURNE
VILLAGE GREEN HOTEL	GLEN WAVERLEY, MELBOURNE
YOUNG & JACKSON HOTEL	MELBOURNE



All information is as at 30 June 2018 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	\$31,700,000
AVERAGE VALUE	\$7,925,000
AVERAGE NET RENT	\$469,938
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 2018 and all areas are approximations only.

