

Property Valuations

The following valuations are as at 31 December 2015 unless otherwise indicated

Pubs and On-site Specialty Leases

Property Name	Location	Valuation \$'000	Capitalisation Rate
Pubs and On-site Specialty Leases			
Barron River Hotel	Stratford QLD	6,040	8.00%
Beenleigh Tavern	Eagleby QLD	10,230	7.90%
Berserker Tavern	Rockhampton QLD	8,700	7.25%
Bonny View Tavern	Bald Hills QLD	11,640	7.50%
Boomerang Motor Hotel	West Mackay QLD	8,240	8.00%
Bribie Island Hotel	Bellara QLD	14,500	7.00%
Brighton Hotel	Brighton QLD	10,800	6.75%
Brighton Metro Hotel	Brighton SA	13,400	6.75%
Caboolture Sundowner Hotel Motel	Caboolture QLD	10,300	6.90%
Chancellors Tavern	Sippy Downs QLD	11,510	7.00%
Cleveland Sands Hotel	Cleveland QLD	23,540	7.10%
Cleveland Tavern	Cleveland QLD	12,610	7.20%
Club Hotel	Gladstone QLD	6,300	7.75%
Coomera Lodge Hotel	Oxenford QLD	4,550	7.00%
Crown Hotel	Lutwyche QLD	31,450	7.07%
Diamonds Tavern	Kallangur QLD	8,340	7.45%
Dunwoodys Tavern	Cairns QLD	19,300	7.25%
Everton Park Hotel	Everton Park QLD	22,600	6.75%
Ferry Rd Tavern	Southport QLD	25,570	7.30%
Fitzys Loganholme	Loganholme QLD	19,190	7.00%
Fitzys Waterford	Waterford QLD	14,490	7.50%
Grafton Hotel	Edmonton QLD	6,210	7.90%
Grand Junction Hotel	Pennington SA	8,660	7.00%
Hotel HQ	Underwood QLD	19,290	7.20%
Hotel Wickham	Fortitude Valley QLD	10,300	6.80%
Kings Beach Tavern	Caloundra QLD	14,510	7.00%
Kooyong Motor Hotel	North Mackay QLD	6,750	8.30%
Leichhardt Hotel	Rockhampton QLD	7,720	8.20%
Lord Stanley Hotel	East Brisbane QLD	8,850	7.10%
Magnums Tavern	Airlie Beach QLD	18,660	7.75%
Mi Hi Tavern	Brassal QLD	14,880	7.50%
New Inala Hotel	Inala QLD	10,300	7.00%
Palm Cove Tavern	Palm Cove QLD	6,800	7.25%
Payneham Tavern	Royston Park SA	8,290	7.00%
Royal Hotel Townsville	West End QLD	5,380	7.75%
Royal Mail Hotel	Tewantin QLD	16,200	7.25%
Q Sports Bar*	Cairns QLD	7,500	7.25%
The Hotel Allen	Northward QLD	16,000	8.37%
The Regatta	Toowong QLD	33,970	7.00%
The Wallaby Hotel	Mudgeeraba QLD	9,970	7.85%
Tom's Tavern	Aitkenvale QLD	18,400	7.50%
Trinity Beach Tavern	Trinity Beach QLD	14,700	7.25%
Waterloo Tavern	Paralowie SA	16,570	7.00%
Woodpecker Tavern	Burpengary QLD	6,890	7.50%
Total Pubs and On-site Speciality Leases		580,100	7.28%

* Q Sports Bar was previously known as "Sole on Sheridan"