

Property fair values as at 30 June 2018

| Property | Location | Cap'n rate ¹ | Fair value \$'000 |
|---|----------------------|-------------------------|----------------------|
| Barron River Hotel ³ | Stratford QLD | 7.00% | 7,710 |
| Beenleigh Tavern ² | Eagleby QLD | 6.50% | 12,600 |
| Berserker Tavern ³ | Rockhampton QLD | 7.00% | 9,960 |
| Bonny View Tavern ³ | Bald Hills QLD | 7.00% | 13,330 |
| Boomerang Motor Hotel ³ | West Mackay QLD | 8.00% | 9,220 |
| Bribie Island Hotel ³ | Bellara QLD | 6.75% | 16,810 |
| Brighton Hotel ² | Brighton QLD | 6.75% | 12,360 |
| Brighton Metro Hotel ² | Brighton SA | 5.75% | 17,580 |
| Caboolture Sundowner Hotel Motel ² | Caboolture QLD | 6.75% | 11,900 |
| Chancellors Tavern ² | Sippy Downs QLD | 6.00% | 14,900 |
| Cleveland Sands Hotel ² | Cleveland QLD | 6.00% | 30,100 |
| Cleveland Tavern ³ | Cleveland QLD | 6.25% | 16,210 |
| Club Hotel ² | Gladstone QLD | 7.00% | 4,400 |
| Coomera Lodge Hotel ³ | Oxenford QLD | 6.50% | 4,720 |
| Crown Hotel ² | Lutwyche QLD | 6.50% | 37,100 |
| Diamonds Tavern ² | Kallangur QLD | 7.00% | 9,740 |
| Dunwoodys Tavern ² | Cairns QLD | 6.75% | 23,090 |
| Everton Park Hotel ³ | Everton Park QLD | 6.25% | 26,290 |
| Ferry Rd Tavern ² | Southport QLD | 6.00% | 31,700 |
| Fitzys Loganholme ³ | Loganholme QLD | 6.50% | 23,290 |
| Fitzys Waterford ² | Waterford QLD | 6.50% | 18,500 |
| Grafton Hotel ² | Edmonton QLD | 7.00% | 5,750 |
| Grand Junction Hotel ² | Pennington SA | 6.25% | 10,830 |
| Hotel HQ ² | Underwood QLD | 6.00% | 25,780 |
| Hotel Wickham ³ | Fortitude Valley QLD | 6.50% | 12,030 |
| Kings Beach Tavern ² | Caloundra QLD | 6.25% | 18,280 |
| Kooyong Motor Hotel ³ | North Mackay QLD | 8.00% | 6,550 |
| Leichhardt Hotel ³ | Rockhampton QLD | 7.75% | 9,220 |
| Lord Stanley Hotel ³ | East Brisbane QLD | 6.25% | 11,590 |
| Magnums Tavern ³ | Airlie Beach QLD | 6.50% | 23,700 |
| Mi Hi Tavern ² | Brassal QLD | 6.50% | 18,550 |
| New Inala Hotel ³ | Inala QLD | 6.50% | 12,370 |
| Palm Cove Tavern ³ | Palm Cove QLD | 6.50% | 8,360 |
| Royal Hotel Townsville ² | West End QLD | 7.50% | 3,600 |
| Royal Mail Hotel ³ | Tewantin QLD | 6.50% | 19,910 |
| Quest Griffith | Griffith NSW | 7.44% | 15,250 |
| Q Sports Bar ² | Cairns QLD | 6.50% | 9,300 |
| The Hotel Allen ² | Northward QLD | 8.00% | 7,720 |
| The Regatta ³ | Toowong QLD | 6.00% | 47,590 |
| The Wallaby Hotel ² | Mudgeeraba QLD | 6.25% | 13,100 |
| Tom's Tavern ³ | Aitkenvale QLD | 6.75% | 22,720 |
| Trinity Beach Tavern ³ | Trinity Beach QLD | 6.75% | 17,420 |
| Waterloo Tavern ³ | Paralowie SA | 6.25% | 20,690 |
| Woodpecker Tavern ² | Burpengary QLD | 6.50% | 8,400 |
| Total Investment Property | | 6.50% | 700,220 |

¹ Capitalisation rate at last independent valuation

² Independent valuation obtained as at 31 December 2017

³ Independent valuation obtained as at 31 December 2016