

Property fair values as at 30 June 2019

Property	Location	30 June 2019		
		Note	<sup>1</sup> Cap'n rate	Fair Value \$'000
Barron River Hotel	Stratford QLD	2	6.75%	8,400
Beenleigh Tavern	Eagleby QLD	3	6.50%	12,800
Berserker Tavern	Rockhampton QLD	2	7.00%	10,500
Bonny View Tavern	Bald Hills QLD	2	7.00%	13,900
Boomerang Motor Hotel	West Mackay QLD	2	8.00%	9,700
Bribie Island Hotel	Bellara QLD	2	6.50%	18,200
Brighton Hotel	Brighton QLD	3	6.75%	12,900
Brighton Metro Hotel	Brighton SA	3	5.75%	18,300
Caboolture Sundowner Hotel Motel	Caboolture QLD	3	6.75%	12,300
Chancellors Tavern	Sippy Downs QLD	3	6.00%	15,500
Cleveland Sands Hotel	Cleveland QLD	3	6.00%	31,200
Cleveland Tavern	Cleveland QLD	2	6.25%	17,100
Club Hotel	Gladstone QLD	3,6	n/a	3,600
Coomera Lodge Hotel	Oxenford QLD	2	6.75%	5,600
Crown Hotel	Lutwyche QLD	3	6.50%	37,900
Diamonds Tavern	Kallangur QLD	3	7.00%	9,800
Dunwoodys Tavern	Cairns QLD	3	6.75%	24,000
Everton Park Hotel	Everton Park QLD	2	6.25%	27,300
Ferry Road Tavern	Southport QLD	3	6.00%	32,100
Fitzys Loganholme	Loganholme QLD	2	6.25%	25,200
Fitzys Waterford	Waterford QLD	3	6.50%	19,300
Grafton Hotel	Edmonton QLD	3	7.00%	5,700
Grand Junction Hotel	Pennington SA	3	6.25%	11,300
Hotel HQ	Underwood QLD	3	6.00%	26,600
Hotel Wickham	Fortitude Valley QLD	5	-	-
Kings Beach Tavern	Caloundra QLD	3	6.25%	19,000
Kooyong Motor Hotel	North Mackay QLD	2,6	n/a	3,500
Leichhardt Hotel	Rockhampton QLD	2	7.75%	9,800
Lord Stanley Hotel	East Brisbane QLD	2	6.00%	12,700
Magnums Tavern	Airlie Beach QLD	2	6.50%	24,500
Mi Hi Tavern	Brassal QLD	3	6.50%	19,200
New Inala Hotel	Inala QLD	2	6.25%	13,500
Palm Cove Tavern	Palm Cove QLD	2	6.75%	8,500
Royal Hotel	West End QLD	3,6	n/a	3,200
Royal Mail Hotel	Tewantin QLD	2	6.50%	20,700
Quest Griffith	Griffith NSW	4	7.44%	15,900
Q Sports Bar*	Cairns QLD	3	6.50%	9,700
The Hotel Allen	Northward QLD	3,6	n/a	6,300
The Regatta	Toowong QLD	2	5.75%	50,200
The Wallaby Hotel	Mudgeeraba QLD	3	6.25%	13,400
Tom's Tavern	Aitkenvale QLD	2	6.75%	21,000
Trinity Beach Tavern	Trinity Beach QLD	2	6.50%	18,800
Waterloo Tavern	Paralowie SA	2	6.50%	20,700
Woodpecker Tavern	Burpengary QLD	3	6.50%	8,700
<b>Total Investment Property</b>			<b>6.42%</b>	<b>708,500</b>

<sup>1</sup> Capitalisation rate at last independent valuation

<sup>2</sup> Independent valuation obtained as at 31 December 2018

<sup>3</sup> Independent valuation obtained as at 31 December 2017

<sup>4</sup> Independent valuation obtained as at 12 January 2018

<sup>5</sup> Sold in September 2018

<sup>6</sup> Components based valuation technique applied