

Property fair values as at 31 December 2019

Property	Location		Capitalisation Rate	Valuation \$'000
Barron River Hotel	Stratford QLD	²	6.75%	4,100
Beenleigh Tavern	Eagleby QLD	²	6.25%	11,900
Berserker Tavern	Rockhampton QLD	²	6.75%	10,400
Bonny View Tavern	Bald Hills QLD	²	6.25%	7,250
Boomerang Motor Hotel	West Mackay QLD	²	7.00%	4,900
Bribie Island Hotel	Bellara QLD	³	6.50%	17,700
Brighton Hotel	Brighton QLD	²	6.00%	14,400
Brighton Metro Hotel	Brighton SA	²	5.75%	15,200
Caboolture Sundowner Hotel Motel	Caboolture QLD	²	6.00%	13,250
Chancellors Tavern	Sippy Downs QLD	²	6.00%	15,000
Cleveland Sands Hotel	Cleveland QLD	²	5.75%	33,200
Cleveland Tavern	Cleveland QLD	²	6.00%	17,250
Club Hotel	Gladstone QLD	^{2,4}	7.00%	4,200
Coomera Lodge Hotel	Oxenford QLD	²	6.00%	4,450
Crown Hotel	Lutwyche QLD	²	6.00%	41,000
Diamonds Tavern	Kallangur QLD	²	6.00%	11,650
Dunwoodys Tavern	Cairns QLD	²	5.75%	25,500
Everton Park Hotel	Everton Park QLD	²	5.75%	30,000
Ferry Road Tavern	Southport QLD	²	5.75%	33,000
Fitzys Loganholme	Loganholme QLD	²	5.75%	26,000
Fitzys Waterford	Waterford QLD	²	5.50%	21,200
Grafton Hotel	Edmonton QLD	²	6.50%	4,400
Grand Junction Hotel	Pennington SA	²	6.00%	11,300
Hotel HQ	Underwood QLD	²	5.75%	27,500
Kings Beach Tavern	Caloundra QLD	²	6.00%	18,000
Kooyong Motor Hotel	North Mackay QLD	^{2,4}	7.50%	7,650
Leichhardt Hotel	Rockhampton QLD	²	7.00%	9,700
Lord Stanley Hotel	East Brisbane QLD	³	6.00%	12,700
Magnums Tavern	Airlie Beach QLD	³	6.50%	25,300
Mi Hi Tavern	Brassal QLD	²	5.50%	23,100
New Inala Hotel	Inala QLD	²	6.00%	14,000
Palm Cove Tavern	Palm Cove QLD	²	6.50%	7,500
Royal Hotel	West End QLD	^{2,4}	7.00%	3,600
Royal Mail Hotel	Tewantin QLD	³	6.50%	20,700
Quest Griffith	Griffith NSW	²	7.50%	17,000
Q Sports Bar	Cairns QLD	²	6.00%	10,100
The Hotel Allen	Northward QLD	^{2,4}	7.00%	11,000
The Regatta	Toowong QLD	³	5.75%	49,300
The Wallaby Hotel	Mudgeeraba QLD	²	6.00%	12,250
Tom's Tavern	Aitkenvale QLD	²	6.50%	23,000
Trinity Beach Tavern	Trinity Beach QLD	³	6.50%	18,700
Waterloo Tavern	Paralowie SA	³	6.50%	20,700
Woodpecker Tavern	Burpengary QLD	²	6.00%	5,200
Total Investment Property			6.10%	714,250

¹ Capitalisation rate at last independent valuation

² Independent valuation obtained as at 31 December 2019

³ Independent valuation obtained as at 31 December 2018

⁴ Valued on a components basis as at 30 June 2019