

## Property fair values as at 30 June 2020

Property	Location	Note	Capitalisation Rate <sup>1</sup>	Valuation \$'000
<b>Pubs and On-site Specialty Leases</b>				
Acacia Ridge Hotel	Acacia Ridge QLD	4	5.50%	20,000
Barron River Hotel	Stratford QLD	2	6.75%	4,100
Beenleigh Tavern	Eagleby QLD	2	6.25%	12,000
Berserker Tavern	Rockhampton QLD	2	6.75%	10,600
Bonny View Tavern	Bald Hills QLD	2	6.25%	7,520
Boomerang Motor Hotel	West Mackay QLD	2	7.00%	4,900
Bribie Island Hotel	Bellara QLD	3	6.50%	18,200
Brighton Hotel	Brighton QLD	2	6.00%	14,700
Brighton Metro Hotel	Brighton SA	2	5.75%	15,700
Caboolture Sundowner Hotel Motel	Caboolture QLD	2	6.00%	13,570
Chancellors Tavern	Sippy Downs QLD	2	6.00%	15,380
Cleveland Sands Hotel	Cleveland QLD	2	5.75%	33,300
Cleveland Tavern	Cleveland QLD	2	6.00%	17,670
Club Hotel	Gladstone QLD	2,6	7.00%	4,200
Coomera Lodge Hotel	Oxenford QLD	2	6.00%	4,520
Crown Hotel	Lutwyche QLD	2	6.00%	42,290
Diamonds Tavern	Kallangur QLD	2	6.00%	11,850
Dunwoodys Tavern	Cairns QLD	2	5.75%	26,200
Everton Park Hotel	Everton Park QLD	2	5.75%	30,100
Ferry Road Tavern	Southport QLD	2	5.75%	33,000
Fitzys Loganholme	Loganholme QLD	2	5.75%	27,200
Fitzys Waterford	Waterford QLD	2	5.50%	21,700
Grafton Hotel	Edmonton QLD	2	6.50%	4,400
Grand Junction Hotel	Pennington SA	2	6.00%	11,600
Gregory Hills Hotel	Gregory Hills	5	5.50%	40,000
Hotel HQ	Underwood QLD	2	5.75%	28,220
Kings Beach Tavern	Caloundra QLD	2	6.00%	18,500
Kooyong Motor Hotel	North Mackay QLD	2,6	7.50%	7,970
Leichhardt Hotel	Rockhampton QLD	2	7.00%	9,700
Lord Stanley Hotel	East Brisbane QLD	3	6.00%	13,000
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%	14,400
Palm Cove Tavern	Palm Cove QLD	2	6.50%	8,900
Royal Hotel	West End QLD	2,6	7.00%	3,600
Royal Mail Hotel	Tewantin QLD	3	6.50%	21,200
Quest Griffith	Griffith NSW	2	7.50%	16,900
Q Sports Bar*	Cairns QLD	2	6.00%	10,400
The Hotel Allen	Northward QLD	2,6	7.00%	11,000
The Regatta Hotel	Toowong QLD	3	5.75%	49,300
The Wallaby Hotel	Mudgeeraba QLD	2	6.00%	12,380
Tom's Tavern	Aitkenvale QLD	2	6.50%	21,900
Trinity Beach Tavern	Trinity Beach QLD	3	6.50%	19,100
Waterloo Station Hotel	Paralowie SA	3	6.50%	21,100
Woodpecker Tavern	Burpengary QLD	2	6.00%	5,200
<b>Total Pubs and On-site Speciality Leases</b>			<b>6.06%</b>	<b>785,870</b>

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 - Acquired on 27 March 2020

5 - Acquired on 8 April 2020

6 - Valued on a components basis as at 30 June 2019