

The word "EVENT" in a bold, white, sans-serif font.

EVENT

HOSPITALITY & ENTERTAINMENT

A low-angle, long-exposure photograph of a city street at night. On the left, a tall, ornate building with many lit windows is visible. On the right, a curved, illuminated structure, possibly a theater entrance, features a series of bright lights. The street below shows light trails from moving vehicles. The sky is a deep blue.

~\$2 billion
property portfolio

21 February 2022

Sydney

Central Business District

State Theatre And Qt Sydney Corner of George and Market Streets

Includes QT Sydney, The Gowings Building (including the retail area) and The State Theatre. The buildings were refurbished as part of the Gowings and State Theatre revival project and QT Sydney opened in September 2012. The hotel includes 200 guest rooms, QT Spa, Parlour Cucina, Gowings Bar & Grill, Guilt Bar, conference rooms and lounge area.

Freehold

The Gowings Building

The Gowings Building is an important townscape element on one of Sydney's busiest corners, and a key contributor to the setting of the Queen Victoria Building precinct.

The building was purchased for \$68.6 million in 2006.

Freehold



STATE THEATRE & QT SYDNEY



THE GOWINGS BUILDING

Sydney

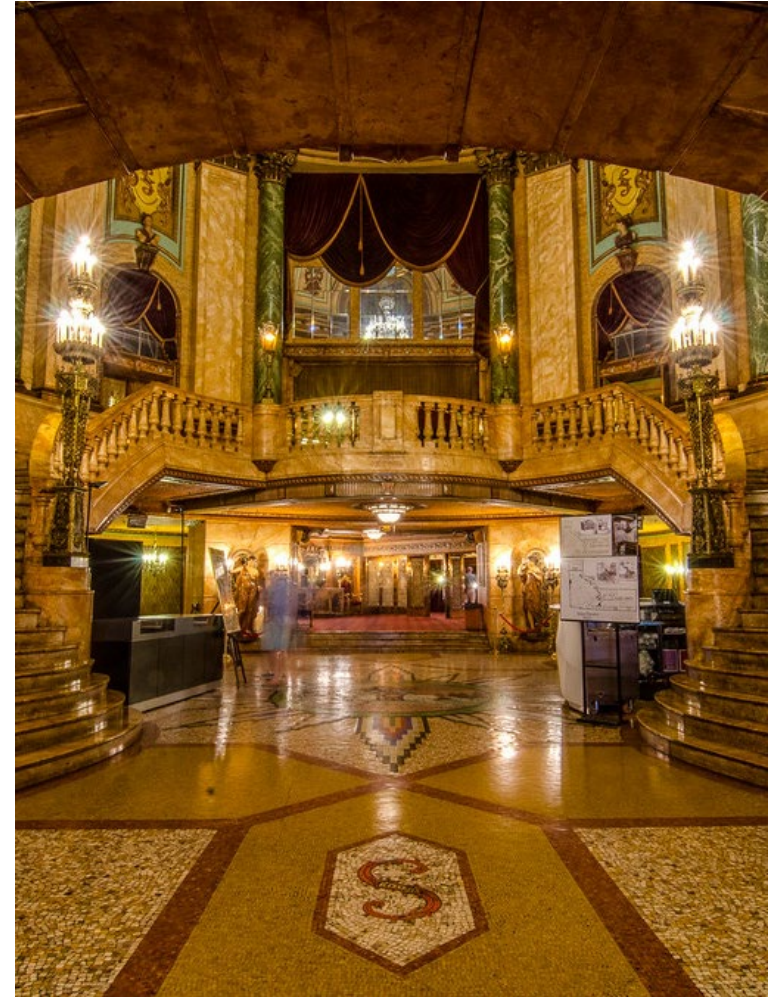
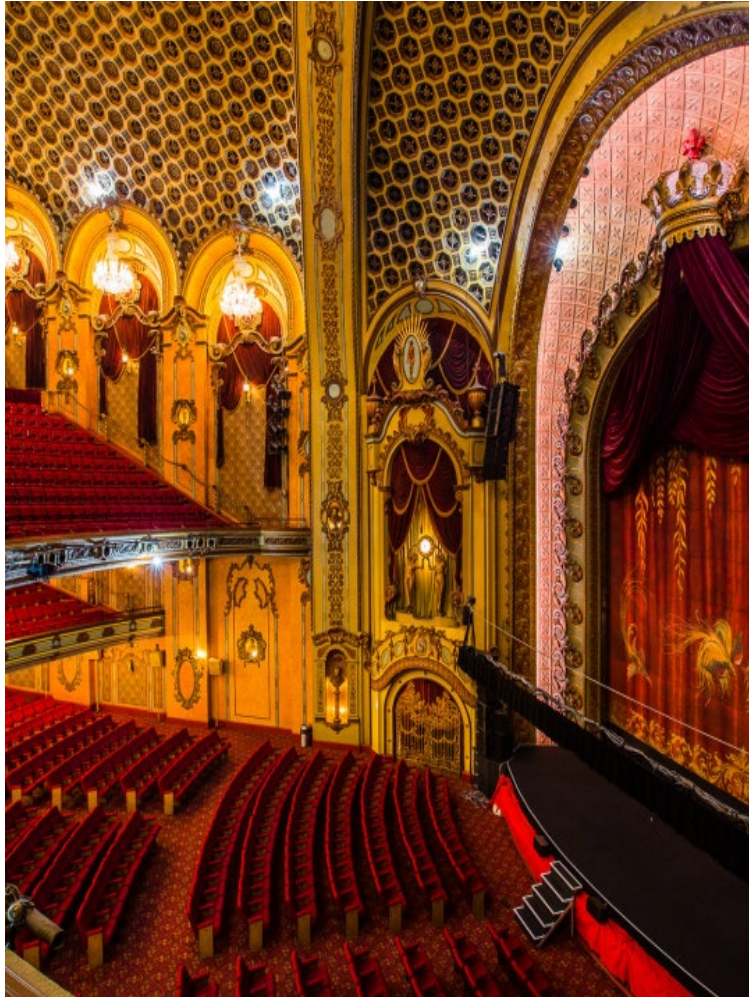
Central Business District

State Theatre

The EVT Group has owned and operated Sydney's State Theatre since it opened on the 7th June 1929. The theatre is an extraordinary example of eclectic architecture, mixing cinema baroque with elements of Gothic, Italian and art deco design. It has been recognised by The National Trust of Australia as "a building of great historical significance and high architectural quality, the preservation of which is regarded as essential to our heritage".

The Theatre includes art works (totalling ~\$2 million) and is one of Sydney's most famous and best loved performance venues.

Freehold



Sydney

Central Business District

478 – 480 George Street

Completed in 2015, the building comprises 16 levels of commercial office and a three level retail and office annex.

It is conveniently located within a short walk of Town Hall Station, Queen Victoria Building and Darling Harbour.

Freehold

458 – 466 George Street & 466 – 476 George Street ("Dudley House")

Includes a three-storey building at 458-466 George Street, and a seven-storey building known as Dudley House at 468-472 George Street. The buildings were acquired by EVENT in 2017 for a purchase price of \$116 million.

Freehold



478 – 480 GEORGE STREET



458 – 466 GEORGE STREET & 466 – 476 GEORGE STREET (DUDLEY HOUSE)

Sydney

Central Business District

George And Market Street Information

EVENT's contiguous footprint of Sydney's central business district is approximately 4,700m² and an 88 metre frontage on a prime section of George Street (directly opposite the prestigious Queen Victoria Building). The site includes:

- The State Theatre and State Tower Block
- The Gowings Building
- 458-462 George Street
- 464-472 George Street
- 478 George Street

The footprint is ~50 metres from the Pitt Street Mall and has access to the subterranean pedestrian walkway between Pitt Street Mall and Town Hall Station.



Sydney

Central Business District

Event Cinemas
525 George Street

EVENT Cinemas George Street is a purpose built cinema/entertainment complex. The property is located in the mid-town precinct of the Sydney CBD, and is approximately 100 metres south of the Sydney Town Hall and Town Hall Station.

Freehold



525 GEORGE STREET



BOUTIQUE CINEMA EVENT GEORGE STREET

Sydney

Greater Metropolitan Area

Rydges North Sydney 54 McLaren Street, North Sydney

The hotel is 17 levels and has 167 guestrooms (including 46 suites), a restaurant and bar alongside conference facilities. Access to the property is via McLaren Street with the hotel set back from the road. The property is within walking distance of the major office and retail premises of the central business district of North Sydney, and in close proximity to the Sydney Harbour Bridge, Luna Park, Taronga Zoo and other tourist attractions. The Sydney CBD is approximately 4.0km away and the property is close to the North Sydney Train Station and will be <50 metres from a new Sydney Metro station (proposed to commence operations in 2024).

Freehold

Rydges Cronulla 20/26 Kingsway, Cronulla

The hotel is 12 levels and includes 84 guest rooms with a variety of room types including a selection of suites with spa baths and kitchen facilities. The hotel also features a restaurant and bar, conference/function facilities, swimming pool, spa and sauna, two retail tenancies and basement parking.

The hotel is located within a predominately residential and commercial precinct. The suburb of Cronulla is well know for its beaches and leisure pursuits.

Freehold



RYDGES NORTH SYDNEY



RYDGES CRONULLA

Sydney

Greater Metropolitan Area

Royal Cricketer's Arms 385 Reservoir Road Prospect

The property was first licenced in circa 1880 and is a two level tavern/pub. The tavern includes a public bar, bistro with separate dining areas, a shed bar and a number of outdoor areas. The tavern is located in close proximity to Atura Blacktown and Skyline Drive-In and popular amenities including Sydney Motorsport Park, Sydney Dragway, Raging Waters and Prospect Nature Reserve. The Blacktown Station is a major railway interchange and is located 4.3km to the north

Leasehold

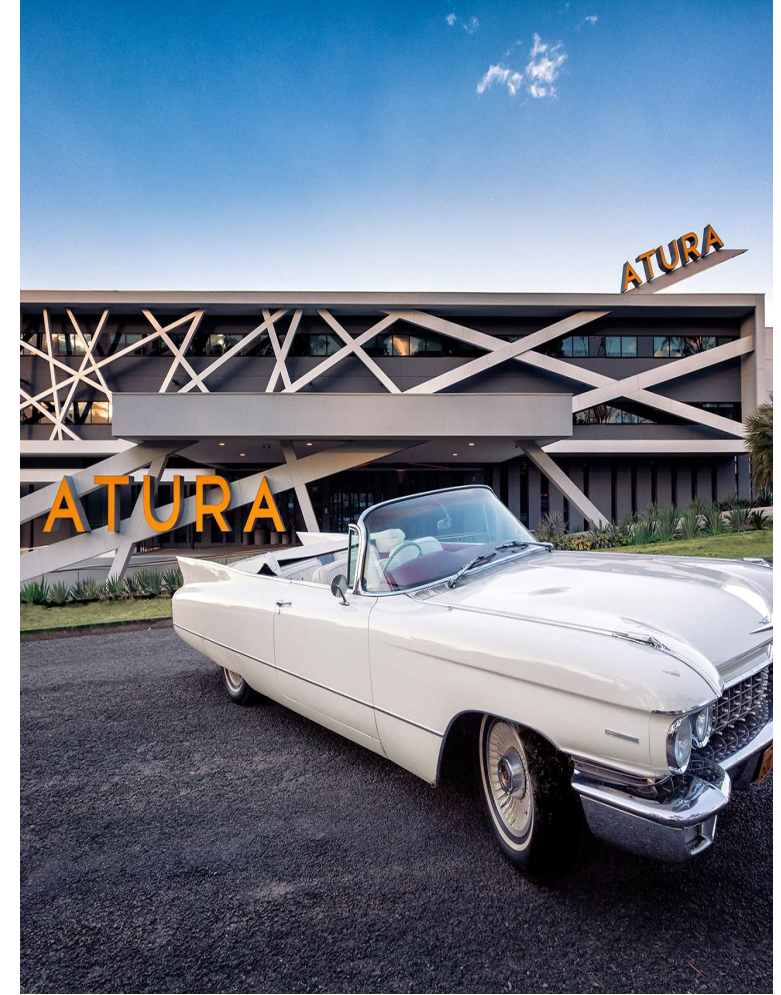
Atura Blacktown 32 Cricketers Arms Road Prospect

The hotel commenced operations in 2013 and consists of four levels and 122 guestrooms, a restaurant/bar, conference facilities, outdoor pool, gymnasium and small business centre. The hotel is located close to the Skyline Drive-In, Sydney Motorsport Park, Sydney Dragway, Raging Waters and Prospect Nature reserve. Mass transport links throughout the region are via rail and bus services.

Freehold



ROYAL CRICKETERS ARMS



ATURA BLACKTOWN

Sydney

Greater Metropolitan Area

Skyline Drive-in Cricketers Arms Road Prospect

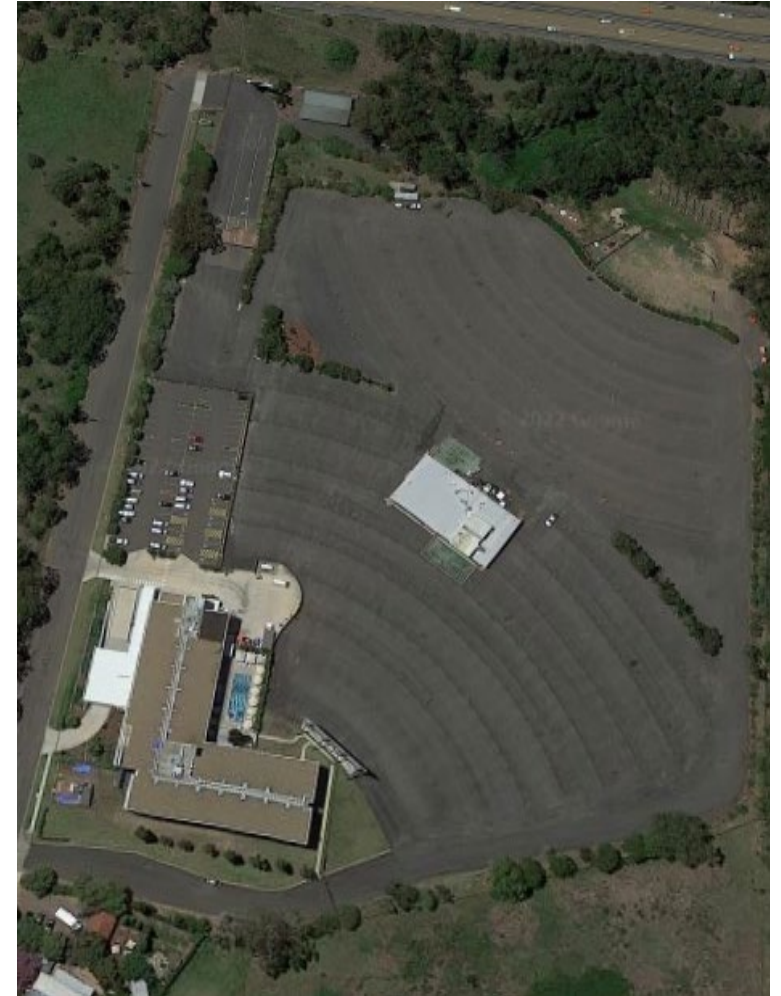
The Drive-In was established in circa 1965. The property consists of two screens with a capacity to hold up to 600 vehicles.

It is situated on the eastern alignment of Cricketers Arms Road, which is between Reservoir Road and the M4 Motorway at Prospect. The Blacktown Station is a major railway interchange and is located 4.3km to the north.

Freehold



SKYLINE DRIVE-IN



Sydney

Greater Metropolitan Area

Rydges Parramatta **116 James Ruse Drive, Rosehill**

The six level hotel contains 151 guest rooms (including 12 suites and a penthouse), together with two restaurants, three bars and executive conference facilities.

The hotel is situated directly opposite Rosehill Gardens Racecourse and Rosehill Train Station, and is considered easily accessible by both road and rail. The Sydney Domestic and International airport is approximately 19.3km to the south east of the property.

Freehold



RYDGES BANKSTOWN

Sydney

Greater Metropolitan Area

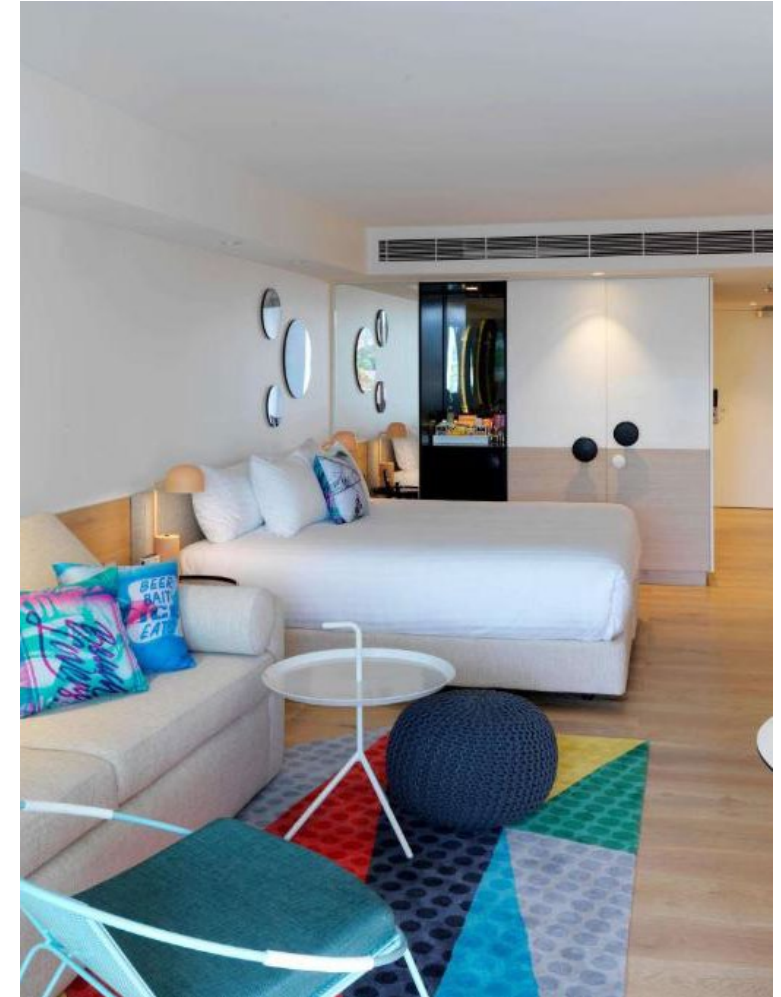
Qt Bondi 6 Beach Road, Bondi Beach

The Group's property interest includes certain areas of the hotel, predominately the reception space. There are 61 hotel rooms (that are not owned by the Group) that are available to the Group under Lease Agreements.

Strata



QT BONDİ



Regional NSW

Thredbo

The Thredbo resort is an extensive mix of accommodation, retail, other guest facilities and amenities contained within Thredbo village, as well as various food and beverage outlets and snow sport infrastructure on the mountain. The village is nestled beneath Mt Kosciuszko (Australia's highest mountain).

Leasehold (to 2057) totalling 956.9 hectares

Rydges Horizons Snowy Mountains 10 Kosciuszko Road, Jindabyne

The Group's interest includes certain areas of the building, predominately the reception, public spaces and one apartment. There are 82 apartments (that are not owned by the Group) that are available to the Group under Management Letting Agreements.

Strata



THREDBO ALPINE HOTEL



RYDGES HORIZONS SNOWY MOUNTAINS

Regional NSW

Lismore 4 Corner Keen And Zadoc Streets, Lismore

The property incorporates four cinema screens, providing a total of 895 seats. The building extends over three levels and includes a sub-basement level parking area.

Freehold

Wollongong Cinema Corner Church And Burelli Streets, Wollongong

The cinema is a freestanding complex incorporating three cinema screens with a 1,115 seat capacity. The cinema is located within the city of Wollongong and is close to the central shopping centre and Crown Street pedestrian mall. Wollongong Railway Station is located approximately 1km to the west.

Freehold



LISMORE 4



WOLLONGONG CINEMA

Regional NSW

Atura Albury **648 Dean Street, Albury**

Atura Albury is a seven level hotel with 140 guest rooms and suites, restaurant and bar, conference/function facilities, outdoor swimming pool and extensive parking facilities.

The hotel is accessed from both Dean and Elizabeth Streets in Albury and is located in close proximity to the Albury Botanic Gardens, Murray Art Museum, Albury Entertainment Centre and a number of restaurants and bars.

Freehold



ATURA ALBURY

Australian Capital Territory

Qt Canberra 1 London Circuit

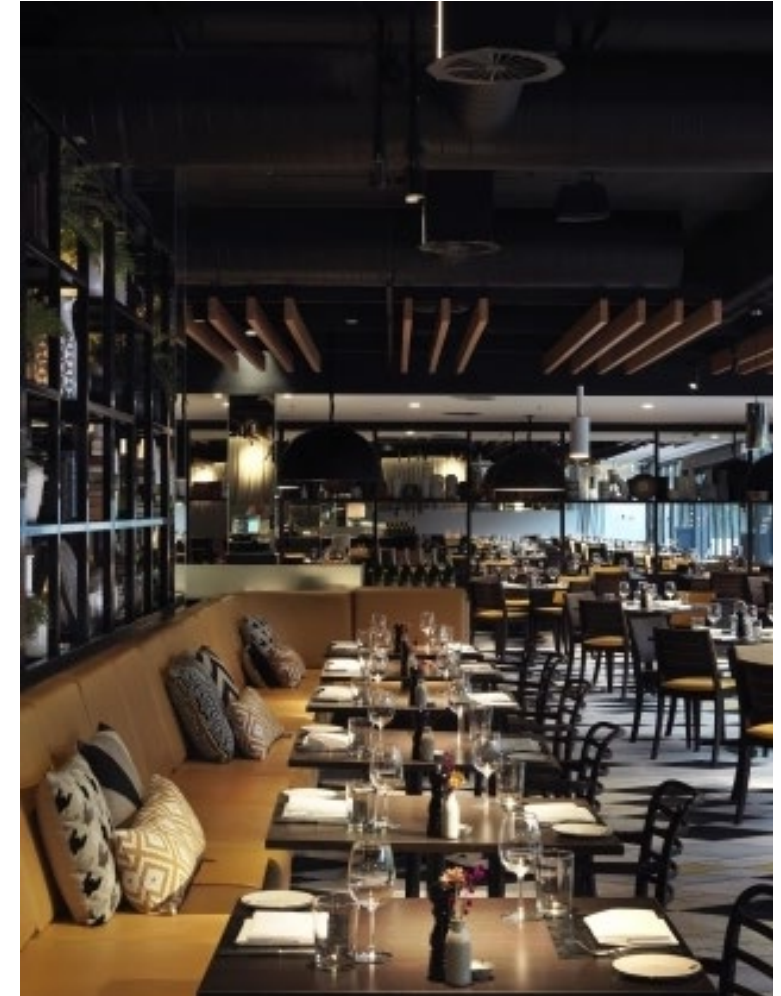
The hotel consists of 205 rooms over 15 levels. Facilities include a Capitol Bar & Grill, Lucky's Speakeasy Bar, significant conference areas, retail space and on-site parking.

The hotel is well located to the north of Lake Burley Griffin and within close proximity to the Canberra central business district, Parliament House (~4km), Australian National University and a number of government departments. Canberra Airport is located ~7km away.

Crown Leasehold



QT CANBERRA



Melbourne CBD

Rydges Melbourne 186 Exhibition Street

The 22 level hotel contains 363 guest rooms, Locanda restaurant and bar, extensive conference facilities and swimming pool. The main entry to the property is from Exhibition Street and the hotel is well connected with major parts of the city by trams from nearby Bourke Street and the Parliament Railway Station which is a short walk away. The hotel is located two blocks from the Bourke Street Mall shopping area and close to Melbourne Park, Fitzroy Gardens, National Gallery, Parliament House and the Melbourne Rectangular Stadium (AAMI Park).

Freehold

Qt Melbourne 131-141 Russell Street

QT Melbourne includes 188 hotel rooms, Pascale Restaurant, The Rooftop Bar and several conference spaces. The property is situated over 11 levels within a mixed use residential and hotel development. The development was completed and opened in September 2016. The hotel is located within the eastern retail precinct of the Melbourne central business district. Situated on the western side of Russell Street, approximately 100 metres north of the intersection with Collins Street and 50 metres south of the intersection with Bourke Street. Donaldson and Portland Lanes are directly north and south respectively of the subject property. There are 24 apartments within the top two levels of the hotel that are not owned by the Group.

Strata



RYDGES MELBOURNE



QT MELBOURNE

Melbourne Greater Metropolitan Area & Regional Victoria

Atura Dandenong **5-17 Doveton Avenue, Eumemmerring**

The hotel is over four levels, with 128 rooms, a microbrewery/restaurant, bar and grill and conference facilities. The hotel is close to the Dandenong Ranges and other nature reserves. Both the Dandenong and Hallam Railway Stations are approximately 3.8km to the north-west and 2.4km south-east respectively.

Leasehold

Rydges Geelong **Myers And Gheringhap Streets, Geelong**

Rydges Geelong is a seven level hotel with 138 guest rooms and suites, restaurant and bar, conference facilities, outdoor swimming pool and extensive outdoor car parking facilities. The hotel is located close to Eastern Beach, Geelong waterfront, Kardina Park Station, the Geelong Racecourse.

Immediately surrounding development includes the St John of God Geelong Hospital and a mix of commercial and retail properties. Geelong Railway Station is located approximately 800 metres away providing access to Melbourne and Warrnambool.

Freehold



ATURA DANDENONG



RYDGES GEELONG

Melbourne Greater Metropolitan Area & Regional Victoria

Snowdrift Lodge 15 Falls Creek Road, Falls Creek

The Group owns Snowdrift Lodge, which is registered for 58 beds.

Crown Leasehold



SNOWDRIFT LODGE

Brisbane CBD

418 Adelaide Street

The property comprises a heritage listed three level commercial building. The property includes commercial accommodation and is situated on the corner of Adelaide Street and Clark Lane within the uptown precinct.

The Queen Street Mall, is located approximately 750 metres to the south-west of the property. Central Railway Station is located approximately 650 metres to the south west and the Riverside City Cat Ferry stop is located approximately 450 metres to the south.

Freehold

Classified as an investment property for accounting purposes



418 ADELAIDE STREET

Regional Queensland

QT GOLD COAST 7 STAGHORN AVENUE, GOLD COAST

QT Gold Coast includes 297 rooms, Bazaar Restaurant, Yamagen Restaurant, Stingray Bar, cafe, 14 conference and meeting rooms, QT day spa, lobby shop, gymnasium, swimming pool and two tennis courts.

Freehold

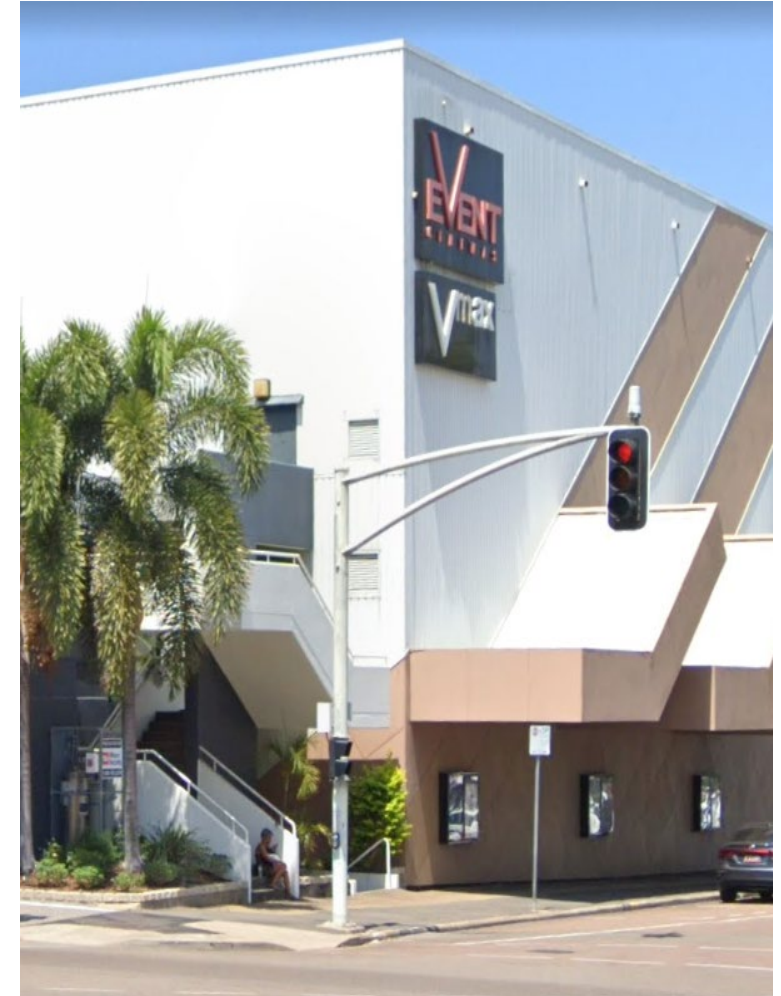
TOWNSVILLE 5 282 STURT STREET, TOWNSVILLE

The property is a five screen cinema with a total of 1,112 seats. The property is located on the eastern corner of Sturt and Blackwood Streets within the centre of Townsville. It is approximately 500 metres southwest of the main retail precinct.

Freehold



QT GOLD COAST



TOWNSVILLE 5

Regional Queensland

Mackay 5 **40 Gordon Street, Mackay**

The property is a five screen cinema complex with a total of 1,022 seats. Gordon Street is one of the main arterial roads through the Mackay city centre.

Freehold



MACKAY 5

Rydges Hobart **393 Argyle Street, North Hobart**

The hotel includes 63 suites and one managers unit. The main reception building and a cluster of accommodation blocks are situated over a 1.186ha site. The main reception building was originally constructed in 1914, and other guest facilities include an outdoor swimming pool, business centre and car parking. The hotel is located in close proximity to Salamanca Markets, Constitution Dock, MONA Museum, Mt Wellington, Huon Valley and the Derwent River. The Hobart Airport is 18km north east of the hotel.

Freehold

Qt Perth **133 Murray Street, Perth**

The hotel includes 184 rooms with considerable guest facilities including Santini Grill restaurant, Santini Bar, QT café, QT Roof-top bar and conference facilities. The hotel is well located within the centre of the central business district of Perth. The Group also owns 21 apartments within the top two floors of the hotel.

Freehold



RYDGES HOBART



QT PERTH

WA / NT / TAS / SA

Atura Adelaide Airport **1 Atura Circuit, Adelaide Airport**

The hotel has 65 rooms and offers the convenience of accommodation directly linked to the Adelaide Airport. The facilities include Hangar Bar and Grill, The Meeting Point Café and conference facilities. The property has access to a direct walkway that links Atura Adelaide Airport with the Domestic and International Terminals.

Leasehold

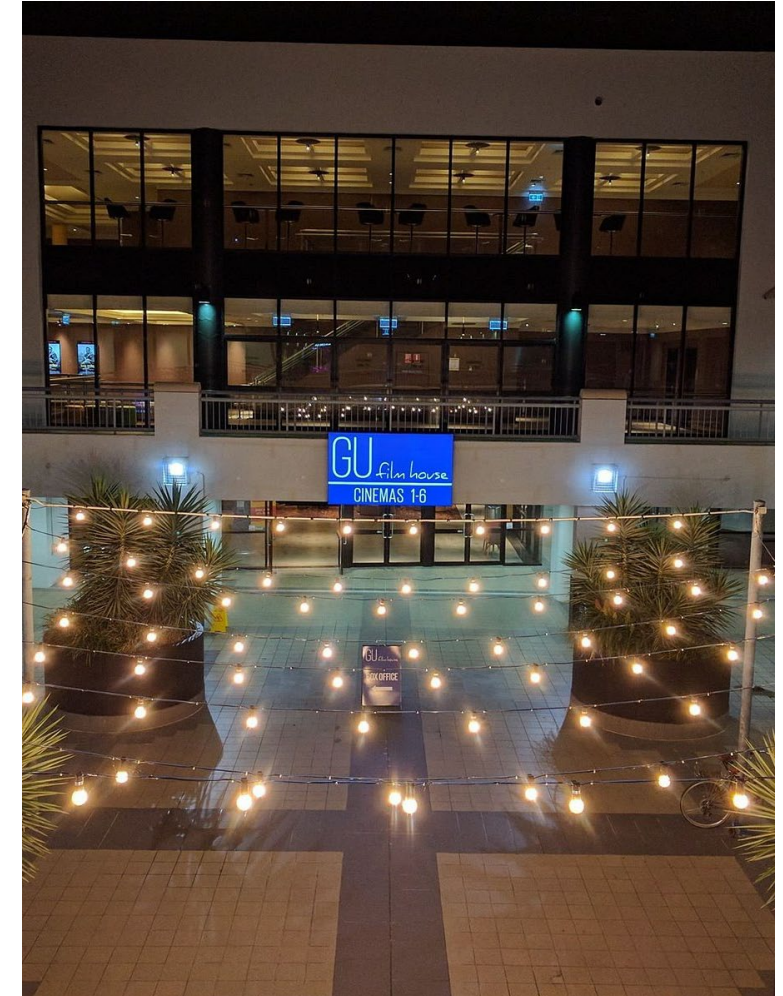
Adelaide 5 **128 Hindley Street, Adelaide**

The property is a six screen cinema complex, providing a total of 1,101 seats. The property is located approximately 1km north-west of the Adelaide GPO and approximately 350 metres west of the King William Street, Hindley Street/Rundle Mall intersection.

Freehold



ATURA ADELAIDE AIRPORT



QT PERTH

Darwin Cinema Centre Corner Mitchell, Mott And Briggs Streets, Darwin

The property includes a five screen cinema complex with a total of 1,092 seats and a retail tenancy. The site is located approximately 400 metres west of the Darwin GPO.

Freehold



DARWIN CINEMA CENTRE

New Zealand

Qt And Rydges Queenstown 30 Brunswick Street, Queenstown

Rydges Queenstown is a 165 room hotel (92 are operational) and the QT Queenstown is a new 69 room hotel. The two hotels are seen to complement one another and both hotels share a number of facilities including, parking areas, bar and restaurant facilities, conference facilities as well as maintaining stair and lift access between the two parts of the greater hotel complex. QT and Rydges Queenstown are located approximately 500 metres south-west of the Queenstown town centre. The property has extensive frontage to Lake Esplanade, which runs parallel to the foreshore of Lake Wakatipu. It's position affords unobstructed views over the lake towards The Remarkable mountain range. Queenstown airport is located approximately 8km north-east of the town centre

Freehold

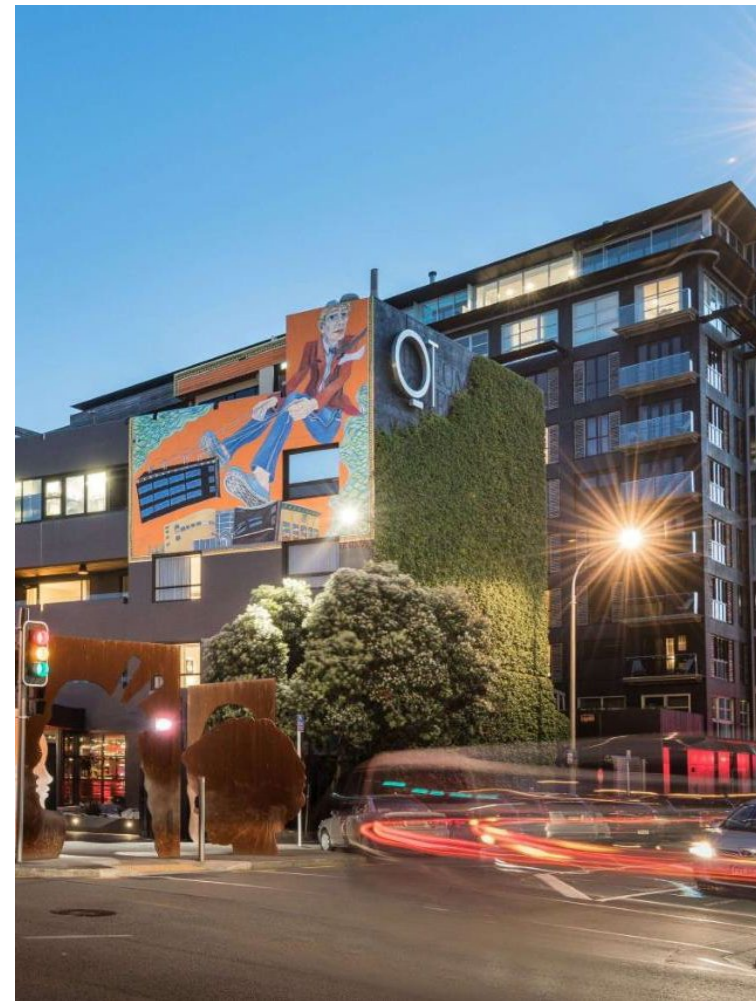
Qt Wellington 90 Cable Street, Wellington

QT Wellington includes 163 rooms. The hotel occupies a 5 level building comprising the main hotel facilities and 65 guest rooms together with 98 apartments within the adjoining ten level apartment building (a number of the apartments are operated by the Group under lease arrangements). The facilities include Hippopotamus Restaurant, bar, conference venues and indoor pool. The main hotel building was built in 1986 on a site later required for the construction of the Museum of New Zealand Te Papa Tongarewa. The hotel was moved 150 metres down and across the road in August 1993 and reopened for business in November 1993.

Includes both leasehold and stratum in freehold



QT AND RYDGES QUEENSTOWN



QT WELLINGTON

New Zealand

Rydges Rotorua 272 Fenton Street, Glenholme, Rotorua

The hotel includes 135 guestrooms, in-house restaurant and bar, indoor pool and extensive conferencing facilities and carparking. The hotel is situated in a park like setting adjoining Arawa Park Racecourse.

Leasehold



RYDGES ROTORUA

New Zealand

Rydges Latimer 30 Latimer Square, Christchurch

The hotel overlooks scenic Latimer Square. The hotel is five levels high and offers 175 rooms over the first four floors. The fifth floor includes a penthouse suite with breathtaking views stretching from the Port Hills to the Southern Alps.

Freehold (current effective ownership of 70%)

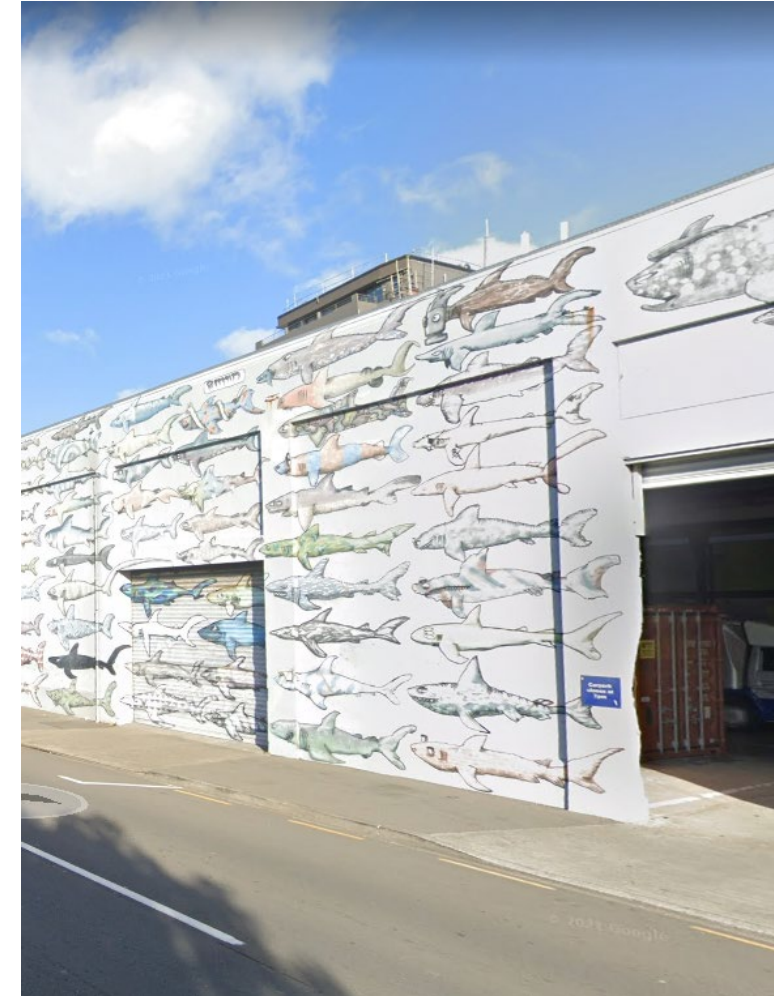
Carpark Site 100 Cable Street, Te Aro, Wellington

The site is currently a carpark which adjoins the QT Wellington complex. The site is a potential future development site and is a short walk from Wellington Harbour.

Freehold



RYDGES LATIMER



CARPARK SITE

Cinestar Germany

Mainz cinema

The property includes a 10 screen cinema complex with a number of external retail tenancies. Mainz is the capital and largest city of Rhineland-Palatinate, Germany. Mainz is an independent city with a population of 217,000 (2018).

Freehold

Düsseldorf

The property includes a nine screen cinema complex. Düsseldorf is a city in western Germany known for its fashion industry and art scene. The population is 617,000 (2018).

Freehold



MAINZ CINEMA



DÜSSELDORF

Cinestar Germany

Stade

The property includes a five screen cinema complex, a 65 room hotel, two restaurants, bowling alley and extensive parking. Stade is a city in Lower Saxony in northern Germany and is located ~45 km to the west of Hamburg. The population is 47,000 (2018).

Freehold

Neumünster

The property includes a seven screen cinema complex with additional rental space totalling in excess of 7,000m². Neumünster is an urban municipality in the middle of Schleswig-Holstein. The population is 79,000 (2018).

Freehold



STADE



NEUMÜNSTER

Valuation Summary

Important note: The independent valuations relating to the Group's property portfolio includes a majority of independent valuations that were undertaken during the COVID-19 pandemic. Under the circumstances, the property valuations should be considered on the basis that there may be 'material valuation uncertainty', and therefore less certainty should be attached to the independent valuations than would normally be the case.

INDEPENDENT VALUATIONS

	TOTAL VALUATION \$'MILLIONS	GOING CONCERN / EXISTING USE \$'MILLIONS	HIGHEST ALTERNATIVE USE \$'MILLIONS	BOOK VALUE USED AS A PROXY \$'MILLIONS	BOOK VALUE \$'MILLIONS	VALUATION PARAMETERS INDICATIVE YIELD RANGE USED
Australia						
New South Wales						
- Sydney's Central Business District ("S-CBD")	646	401	245	–	344	4% to 5%
- Sydney's Greater Metropolitan Area (excludes S-CBD)	209	209	–	–	81	5% to 13%
- Regional New South Wales	267	260	5	2	75	7% to 12%
Victoria						
- Melbourne's Central Business District ("M-CBD")	267	267	–	–	120	5% to 6%
- Victoria (excludes M-CBD)	53	51	–	2	37	6% to 8%
Queensland	70	68	2	–	76	6% to 13%
Australian Capital Territory	57	57	–	–	34	6% to 7%
Western Australia	72	72	–	–	66	6% to 7%
South Australia	65	60	5	–	40	6% to 7%
Northern Territory	5	–	5	–	1	Not applicable
Tasmania	8	8	–	–	6	6% to 7%
New Zealand						
North and South Island	244	231	13	–	162	6% to 8%
Germany						
Regional cities and locations	68	68	–	–	46	4% to 8%
Total	\$2,031	\$1,752	\$275	\$4	\$1,088	

Valuation Summary

Valuations

For the properties located in Australia and New Zealand, the independent valuation process was completed by:

- Jones Lang LaSalle Advisory Services;
- Colliers International; and
- CBRE Valuation and Advisory Services.

The most recent independent valuations were completed at 30 June 2021.

Secured Properties

New South Wales

1. Rydges North Sydney
2. Event Cinemas, George Street
3. Rydges Parramatta
4. Atura Blacktown
5. Rydges Cronulla
6. Atura Albury

Victoria

7. Rydges Melbourne
8. QT Melbourne
9. Atura Dandenong
10. Rydges Geelong

Western Australia

11. QT Perth

Queensland

12. 418 Adelaide Street, Brisbane
13. QT Gold Coast

Australian Capital Territory

14. QT Canberra

New Zealand

15. QT Wellington
16. Rydges Queenstown
17. QT Queenstown
18. Rydges Rotorua
19. Rydges Latimer

Valuation Policy

In general, properties are subject to an independent valuation at least every three years. For properties classified as investment properties the independent valuations are undertaken every reporting period (30 June and 31 December).

A small number of properties have not been subject to an independent valuation. These properties are reported at their book value (being the written down value or carrying value).

Valuation Uncertainty

The independent valuations relating to the Group's property portfolio includes independent valuations that were undertaken during the COVID-19 pandemic. As a result, the assumptions should be considered on the basis that there may be 'material valuation uncertainty', and therefore less certainty should be attached to the independent valuations than would normally be the case.

EVENT

HOSPITALITY & ENTERTAINMENT

