

Acquisitions/Sales

Amaroo Tavern, Moree, NSW

We are pleased to announce that the Group has entered into contracts for the sale of the Amaroo Tavern in Moree NSW for total consideration of \$8.65m.

The price represents a strong return for investors and takes advantage of the buoyant market for regional hotels. The sale price represents a 15% premium to the Directors valuation of the hotel as reported in the Group's 30 June 2021 financial statements.

The Amaroo Tavern was the 3rd property purchased by the Waratah Hotel Fund in August 2006 for \$5.4m. During the 15 years of ownership of the Amaroo Tavern, management has significantly improved the offer to patrons with the hotel becoming the centre of the community and a popular place to meet and celebrate.

Settlement of the transaction is expected to occur in December 2021.

COVID-19 Update

During the current financial year, a number of the Group's venues in New South Wales have continued to be impacted by government mandated regulations in response to the COVID-19 pandemic.

These regulations have included lockdowns for limited periods of time as well as ongoing restrictions to entry relating to vaccination requirements.

Notwithstanding the impact of these regulations, the Fund has continued to trade profitably during this period with free cashflow generated by the Fund during this period exceeding distributions paid to investors.

Unitholder Distributions

The Group continues to pay quarterly distributions to investors with the quarterly distribution being at a rate of 1.75c per unit in the September 2021 quarter. This distribution was paid to investors last week.



Image: Amaroo Tavern, Moree