



ASX ANNOUNCEMENT

15 June 2004

The Manager
Corporate Announcement Office
Australian Stock Exchange Limited

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**Long term property redevelopment land bank,
two acquisitions announced by ALH**

ALH today released details of its potential property redevelopment land bank and announced two acquisitions. A media release follows.

- ends -

Australian Leisure and Hospitality Group Limited
Noel Phillips
15 June 2004



Media release

Tuesday 15 June

Long term property redevelopment land bank, two acquisitions announced by ALH

ALH today released details of its potential property redevelopment land bank and announced two acquisitions.

Managing Director Geoff Rankin said that the company has a combined land bank of approximately 640,000 square metres across 87 of its sites that is suitable for redevelopment post 2005.

"We will earn between \$10 million and \$16 million from these property redevelopment projects in each year from 2005 to 2009, and there are plenty more opportunities in the years beyond," he said.

Burleigh Heads and Racehorse in Queensland and Parkway in NSW have been earmarked as redevelopment sites in 2005. Five sites have been identified as prime sites in 2006 and 2007, four in 2008 and five in 2009. Most of the 87 sites identified are in Victoria and Queensland and a smaller number in NSW.

"Redeveloping properties unlocks dormant value in our business. It results in new, efficient and more profitable pubs, co-located with value adding complementary businesses on previously under-utilised land."

"The unique redevelopment provisions contained within many of our leases means that we generate substantial cash and profits from the sale of surplus land." Mr Rankin said.

Mr Rankin also announced two leasehold acquisitions: the Indooroopilly Hotel and Newmarket Hotel, both in Queensland.

Indooroopilly Hotel

ALH has reached agreement to purchase the leasehold business of the Indooroopilly Hotel from Mirthaven Pty Ltd, following settlement and regulatory approval which is expected by early August.

The Indooroopilly Hotel, a quality venue in the inner western suburbs of Brisbane, features a spacious 40-machine gaming lounge, four bars, a bistro, drive-in and walk-in bottle shop, two detached bottle shops, a separate PubTAB area and accommodation facilities.

Newmarket Hotel

ALH will lease the Newmarket Hotel from Readings Entertainment Pty Ltd, following a redevelopment of the Hotel by Stockwell Building and Development. Following the completion of the redevelopment in late 2005, the Newmarket Hotel will open as a high quality, balanced business, modelled on ALH's award winning Stones Corner Hotel.

The redeveloped Newmarket Hotel will include a dedicated gaming room with 35 machines, a sports bar with TAB, several food offerings, an open air courtyard / piazza close to a new shopping centre and a range of retail liquor outlets.

"These properties will be valuable additions to the company's portfolio and demonstrate ALH's targeted acquisition of prime hotel properties in strategic locations," Mr Rankin said.

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Notes to editors

ALH is a leading leisure and entertainment business operating Australia's largest portfolio of pubs. In addition to operating more than 130 pubs across the five mainland States, ALH is the country's third largest liquor retailer and the largest pub operator of electronic gaming machines. ALH also optimises its portfolio of venues via acquisition and divestment activity and through redevelopment and refurbishment programs. The company employs more than 6,000 staff and is listed on the Australian Stock Exchange.

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