

EVT

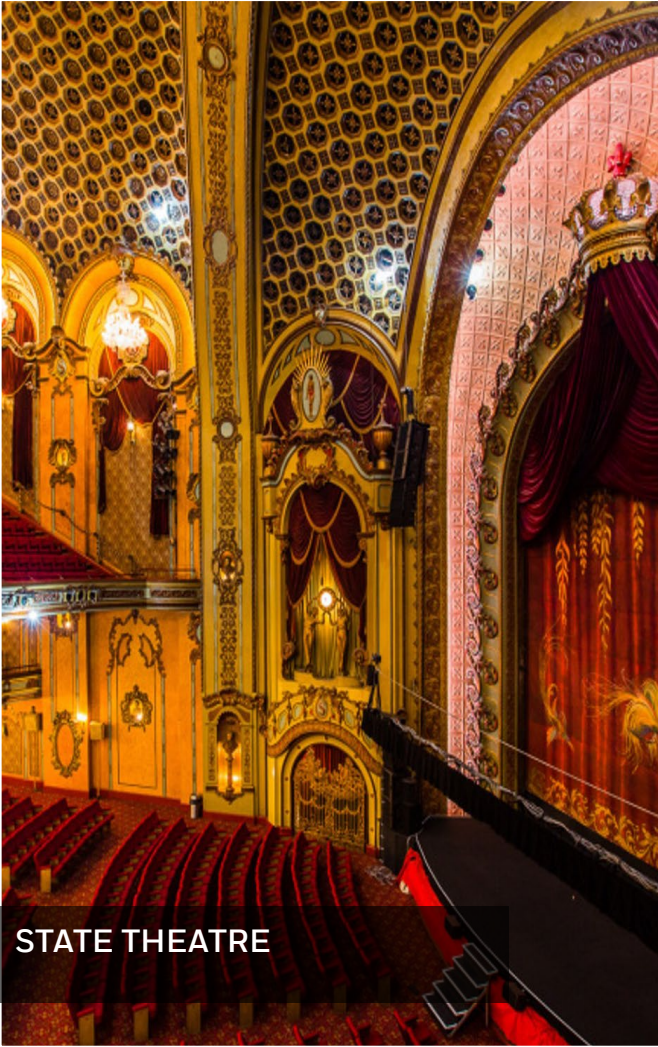


~\$2.3 billion
property portfolio

25 August 2025

Sydney

Central Business District



STATE THEATRE

Corner of George and Market Streets

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

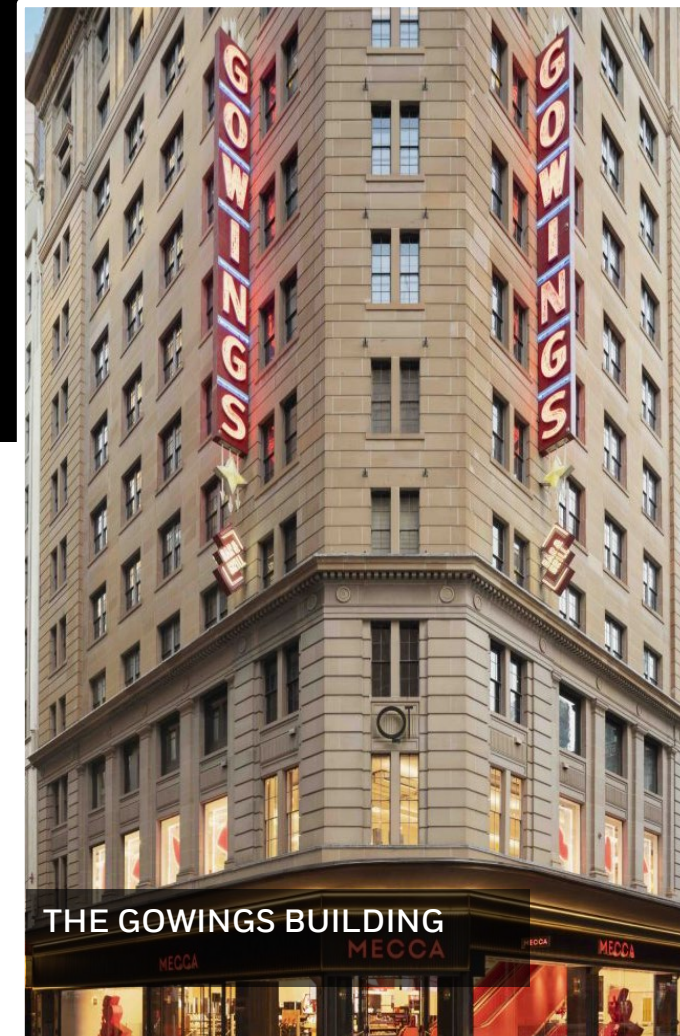


STATE THEATRE & QT SYDNEY

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 café, Gowings Bar & Grill, Guilt Bar, conference rooms and lounge area.

Freehold



THE GOWINGS BUILDING

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

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



458-472 George Street

A three-level building at 458-466 George Street, and a seven-level building at 468-472 George Street. The buildings were acquired by EVT in 2017 for a purchase price of \$116 million.

Freehold

Sydney

Central Business District



George and Market Street Information

EVT's contiguous footprint of Sydney's central business district is approximately 4,700m² with 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
- 458-466 George Street
- 468-472 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.

Freehold

Sydney

Central Business District



EVENT CINEMAS GEORGE STREET

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



BOUTIQUE CINEMA

EVT has listed for sale its landmark Sydney CBD property 525 George Street, offering investors and developers the chance to secure a premium location primed for significant future growth. The offering of 525 George Street is the largest mixed-use development site offered to the market in Sydney's CBD since the 2022.

Sydney

Greater Metropolitan Area



RYDGES PARRAMATTA

116 James Ruse Drive Rosehill

The six level hotel contains ~150 guest rooms (including 12 suites and a penthouse), together with two restaurants, two bars and executive conference facilities.

The hotel is situated directly opposite Rosehill Gardens Racecourse and Rosehill Train Station, and is 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 CRONULLA

20/26 Kingsway Cronulla

The hotel is 12 levels and includes ~85 guest rooms. 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 predominantly residential and commercial precinct. The suburb of Cronulla is well known for its beaches and leisure pursuits.

Freehold

Sydney

Greater Metropolitan Area



6 Beach Road Bondi Beach

The Group's property interest includes certain areas of the hotel, predominantly the reception area. There is ~40 hotel rooms (the rooms are not owned by the Group) that are available to the Group under Management Letting Agreements.

Strata



Sydney

Greater Metropolitan Area



ATURA BLACKTOWN

32 Cricketers Arms Road Prospect

Atura Blacktown commenced operations in 2013 and consists of four levels and ~120 guestrooms, a restaurant/bar, conference facilities, outdoor pool, gymnasium and business centre. The hotel is located close to the Skyline Drive-In, 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.

Freehold



ROYAL CRICKETERS ARMS HOTEL

385 Reservoir Road Prospect

The tavern was first licenced around 1880 and 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 (to 2054)

Sydney

Greater Metropolitan Area



SKYLINE DRIVE-IN

Cricketers Arms Road Prospect

The Skyline 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



Regional NSW



THREDBO

Thredbo

Thredbo is Australia's best snow resort and premier year-round alpine destination. Thredbo is an extensive mix of accommodation, retail, other guest facilities and amenities contained within the 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



HORIZONS LAKE JINDABYNE

10 Kosciuszko Road Jindabyne

The Group's interest includes certain areas of the building, predominantly the reception, public spaces and one apartment. There are another ~60 apartments (not owned by the Group) that are available to the Group under Management Letting Agreements.

Strata

Regional NSW



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 and the Albury Entertainment Centre.

Freehold

Australian Capital Territory



1 London Circuit

QT Canberra consists of ~200 rooms over 15 levels. Facilities include Capitol Bar & Grill, Lucky's Speakeasy Bar, significant conference areas 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



Melbourne

Central Business District



186 Exhibition Street

Rydges Melbourne reopened in May 2023 after a major redevelopment. The 22 level hotel contains ~370 guest rooms, Bossley bar and restaurant, extensive conference facilities and swimming pool. The hotel is nestled in the vibrant heart of the city's theatre district and 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



131-141 Russell Street

QT Melbourne includes ~180 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. 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. There are 24 apartments within the top two levels of the hotel that are not owned by the Group.

Strata

Victoria

Melbourne Greater Metropolitan Area and Regional Victoria



Gheringhap and Myers Streets Geelong

Rydges Geelong is a seven level hotel with ~135 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 and the Geelong Racecourse.

Freehold

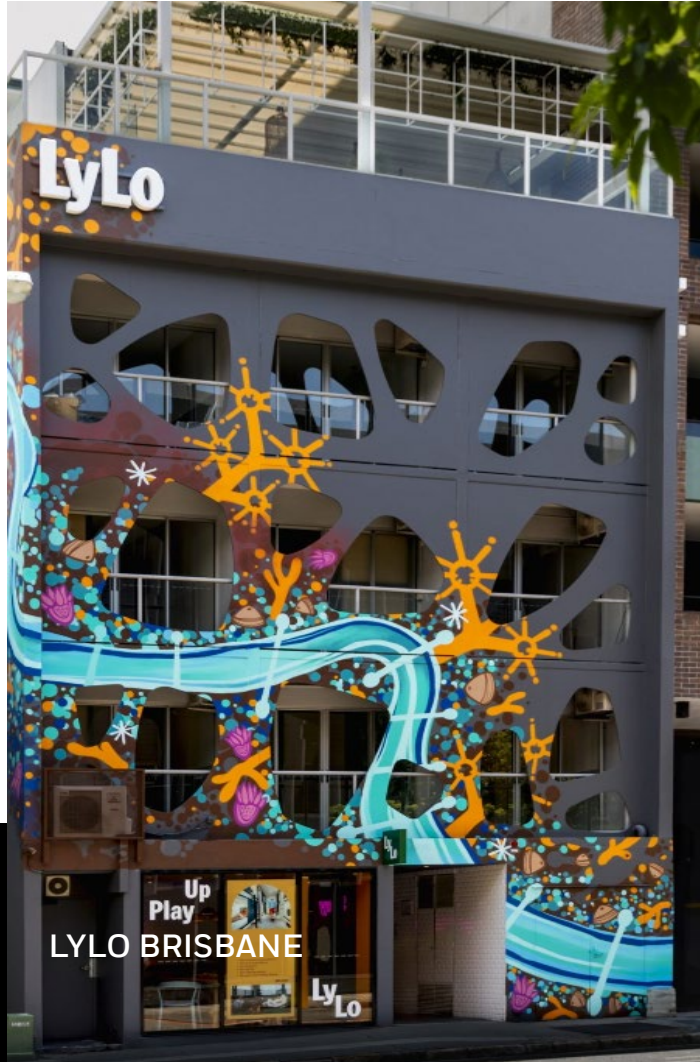


5-17 Doveton Avenue Eumemmerring

The hotel is over four levels, with ~125 rooms, a microbrewery and 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

Brisbane Queensland



142 Constance Street Fortitude Valley

The property is the first Australian LyLo branded property. LyLo is an innovative new design-led lifestyle budget accommodation experience, and the property consists of ~80 individual sleeping pods and five ensuite rooms.

The property was purchased for \$5.5 million in 2022.

Freehold

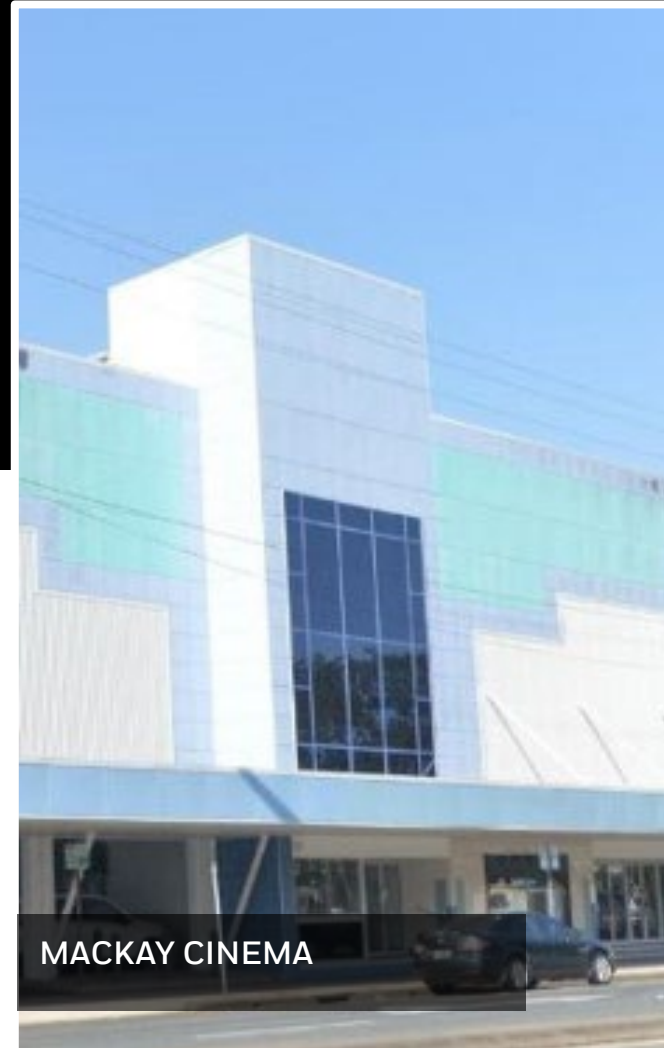
Regional Queensland



7 Staghorn Avenue Gold Coast

QT Gold Coast includes ~300 rooms and six qtQT cabins, Bazaar Restaurant, Yamagen Restaurant, Stingray Bar, The Spring Pool Bar, Fixx Café, 14 conference and meeting rooms, SpaQ, gymnasium and swimming pool.

Freehold



40 Gordon Street Mackay

The property incorporates five cinema auditoria. Gordon Street is one of the main arterial roads through the Mackay city centre.

Freehold

Western Australia



19 Essex Street Fremantle

A commercial office building, which will be converted to LyLo. The property will feature a mix of pod accommodation, private and family suites across 77 rooms, as well as multiple social spaces and a bar and restaurant. The property is located in the heart of Fremantle and is surrounded by multiple entertainment outlets popular with LyLo clientele.

The property was purchased for \$6 million in 2024.

Freehold

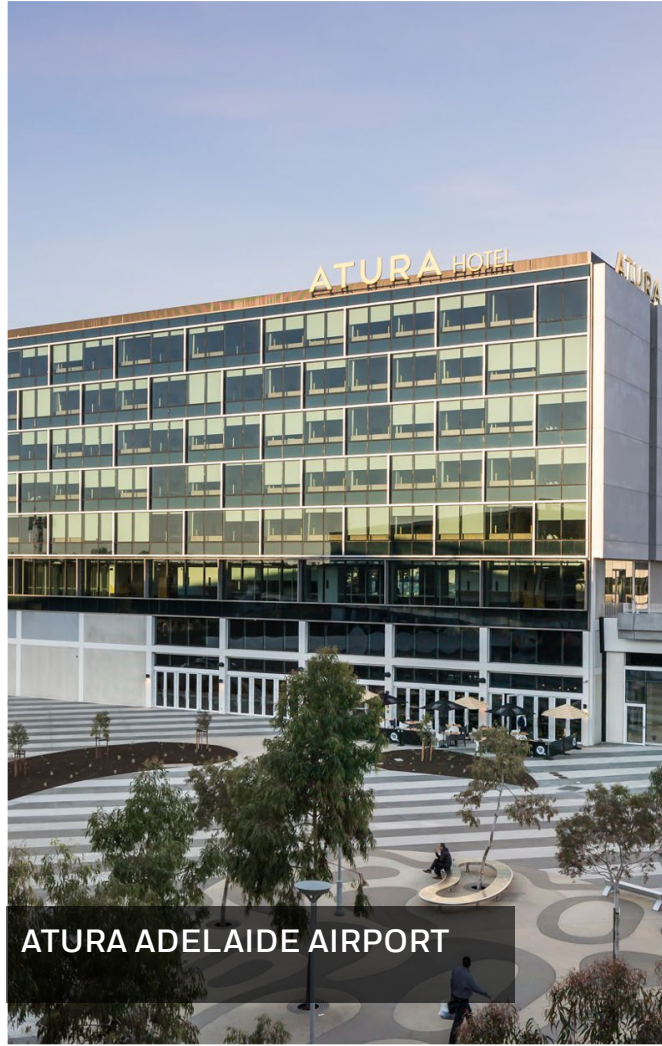


133 Murray Street Perth

QT Perth includes ~180 rooms, 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

South Australia



1 Atura Circuit Adelaide Airport

The hotel has ~190 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

New Zealand



**QT AND RYDGES
QUEENSTOWN**

30 Brunswick Street Queenstown

Rydges Queenstown is a ~165 room hotel (currently undergoing redevelopment and will reopen as part of QT) and QT Queenstown is a ~70 room hotel. The two hotels share a number of facilities including, parking areas, bar and restaurant facilities and all located 500 metres south-west of the Queenstown town centre. The property has extensive frontage to Lake Esplanade (which runs parallel to Lake Wakatipu) and it's position affords unobstructed views over the lake towards The Remarkables mountain range.

Freehold



RYDGES LATIMER

30 Latimer Square Christchurch

The hotel overlooks scenic Latimer Square. The hotel is five levels 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

New Zealand



QT WELLINGTON

90 Cable Street Te Aro, Wellington

QT Wellington includes ~180 rooms. The hotel occupies a 5 level building comprising the main hotel facilities and ~80 guest rooms. There are a further ~90 apartments within the adjoining building (a number of the apartments are operated by the Group under lease arrangements). The hotel's facilities include Hippopotamus Restaurant, bar, conference venues and indoor pool. The hotel is a short walk from Wellington Harbour.

Includes both leasehold and stratum in freehold



100 CABLE STREET

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.

Leasehold

New Zealand



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



54 Cook Street Auckland

The property is the flagship LyLo Auckland launched in December 2022. LyLo is an innovative new design-led lifestyle budget accommodation experience, and the Auckland property includes ~190 individual sleeping pods, ~35 double rooms with shared bathrooms and ~70 ensuite rooms. The building was purchased for NZ\$32.25 million in 2023.

Freehold

Germany

Cinestar



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 (2021).

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 619,000 (2021).

Freehold

Germany

Cinestar



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 (2021).

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 (2021).

Freehold

Valuation Summary

INDEPENDENT VALUATIONS

	TOTAL VALUATION \$'MILLIONS	EXISTING USE / GOING CONCERN \$'MILLIONS	HIGHEST ALTERNATIVE USE \$'MILLIONS	BOOK VALUE ⁽¹⁾ USED AS A PROXY \$'MILLIONS	BOOK VALUE \$'MILLIONS	VALUATION PARAMETERS – INDICATIVE YIELD RANGE
Australia						
New South Wales						
- Sydney's Central Business District ("S-CBD")	663	418	245	–	369	5% to 6%
- Sydney's Greater Metropolitan Area (excludes S-CBD)	159	159	–	–	63	5% to 13%
- Regional New South Wales	311	309	–	2	105	7% to 12%
Victoria						
- Melbourne's Central Business District ("M-CBD")	378	378	–	–	197	5% to 7%
- Victoria (excludes M-CBD)	43	43	–	–	28	7% to 8%
Queensland	129	123	–	6	104	6% to 8%
Australian Capital Territory	58	58	–	–	31	6% to 7%
Western Australia	112	105	–	7	78	6% to 7%
South Australia	76	76	–	–	38	6% to 8%
New Zealand						
North and South Island	312	267	11	34	183	6% to 8%
Germany						
Regional cities and locations	68	68	–	–	48	4% to 11%
Total	2,309	2,004	256	49	1,244	

(1) A number of properties have not been subject to an independent valuation process and are reported at the book value (being the written down value or current carrying value).

Valuation Summary

Valuations

For the properties located in Australia and New Zealand, the Group has used a number of independent valuers, including:

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

The most recent independent valuations were completed during the year ended at 30 June 2025. A summary of the valuation dates have been provided below:

	\$'MILLIONS
Independent valuation – existing use (going concern) is highest and best use	
➤ June 2025	1,139
➤ June 2024	68
➤ June 2023	787
➤ June 2021	9
Independent valuation – alternate use is highest and best use	
➤ June 2023	11
➤ June 2021	245
Not subject to independent valuation (book value)	50
Total	2,309

Valuation Policy

In general, properties are subject to an independent valuation at least every three years. A small number of properties have not been subject to an independent valuation and these properties are reported at their book value (being the written down value or carrying value). Further information regarding the EVT property portfolio and independent valuation process has been provided within the **EVT 2025 Annual Report**.

Secured Properties

New South Wales

1. 478 George Street
2. Rydges Parramatta
3. Atura Blacktown
4. Rydges Cronulla
5. Atura Albury

Victoria

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

Western Australia

10. QT Perth

Queensland

11. QT Gold Coast

Australian Capital Territory

12. QT Canberra

New Zealand

13. QT Wellington
14. Rydges Queenstown
15. QT Queenstown
16. Arawa Park Hotel
17. Rydges Latimer

EVT

