



Authorised for release by the Board of Directors
Redcape Hotel Group Management Ltd

8 December 2020

FOR IMMEDIATE RELEASE

Redcape acquires the Shafston Hotel, Kangaroo Point and the Aspley Hotel, Aspley

Redcape Hotel Group Management Ltd, as responsible entity of Redcape Hotel Group (ASX: RDC) ("Redcape" or the "Group") advises that it has exchanged contracts to acquire the Shafston Hotel, Kangaroo Point and the Aspley Hotel, Aspley, both located in Queensland, for a purchase price of \$27.5m, excluding transaction costs.

The acquisitions will be funded from existing Group resources with settlement anticipated prior to June 2021 (subject to customary conditions precedent) and will be accretive to Distributable Earnings on joining the portfolio in FY21.

These two quality Freehold Going Concern assets will increase the Group's Queensland presence to eight hotels, broadening its Australian East Coast footprint to 35 largely Freehold Going Concern local community hotels¹.

Previously owned by an offshore hospitality vendor, the acquisition means the hotels will be owned and operated by Redcape, a proven local operator who understands Australian suburban communities and the important role pubs play as social meeting places.

Redcape CEO Dan Brady said, "The incorporation of these two Queensland hotels into the portfolio following the acquisition of the Gladstone Hotel in Sydney's inner west last month, provides further evidence of a return to our strategy, post the COVID trading disruption. The Aspley Hotel and the Shafston Hotel will benefit from Redcape's local knowledge, operational platform and repositioning capabilities. Both hotels will be revitalised by considerable capital investment to provide quality hospitality offerings to meet the demands of their local communities."

¹ Includes Gladstone Hotel which is scheduled to settle before March 2021

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About Redcape Hotel Group (Redcape)

Redcape is one of Australia's leading pub and hotel operators. The Redcape portfolio comprises 33 quality hotels (31 freehold and 2 leasehold) strategically located across New South Wales and Queensland and has a clear focus on delivering excellent and responsible service, maintaining high quality facilities, advancing the training and development of its people and contributing positively to the communities in which it operates. www.redcape.com.au

Redcape Hotel Group Management Ltd (ACN 610 990 004) (AFSL 505932) is the responsible entity of Redcape Hotel Trust I (ARSN 629 354 614) and Redcape Hotel Trust II (ARSN 629 354 696) (together "Redcape" or "Redcape Hotel Group"). Moelis Australia Hotel Management Pty Ltd (ACN 619 297 228) is the appointed investment manager and hotel operator of Redcape.



CEO Dan Brady discusses the announcement via video that will be released during the day and available at:

<https://www.redcape.com.au/ceo-dan-brady-discusses-the-acquisition-of-two-queensland-hotels-the-shafston-hotel-and-the-aspley-hotel-to-redcapes-portfolio/>

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