

ASX ANNOUNCEMENT

8 April 2014

**Announcement No. 14/14
The Manager
Australian Stock Exchange**

Settlement of Sale of Victoria Hotel, Shepparton, VIC

Highlights

- Settlement of sale of the Victoria Hotel in Shepparton for \$4.5 million
- Capitalisation rate of 6.35% secured for regional Victorian property
- Sold to a private investor at 98% premium to 2003 acquisition cost.

Settlement of Sale of Victoria Hotel

ALE Property Group (ASX Code: LEP) is pleased to announce the settlement of the sale of the Victoria Hotel in Shepparton, a regional centre in Victoria, for \$4.5 million.

The sale price equates to a capitalisation rate of 6.35% and compares favourably to ALE's weighted average capitalisation rate for the portfolio of 6.59% as at 31 December 2013.

The sale price is in line with the property's book value at 31 December 2013 and represents a 98% premium to the \$2.27 million cost price of the property when it was acquired in November 2003.

The sale proceeds will reduce net debt and add further strength to ALE's capital position.

- Ends -

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