

**TATTERSALLS HOTEL**  
**ARMIDALE**  
**INFORMATION MEMORANDUM**

**NOVEMBER 2005**



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**1****Executive Summary**

**Purpose:** For sale by tender

**Location:** Beardy Street Mall, Armidale NSW

**Brief Description:** Three storey hotel of rendered brick construction

**Site Area:** 1372 square metres

**Town Planning:** "General Business 3"

**Gaming Devices:** 15

**Tender Close:** 25<sup>th</sup> November 2005 at 4.00pm

**Contact Details:** Stephen Hall  
Principal  
Forsyths Chartered Accountants  
127 Marius Street  
Tamworth 2340  
Office: 02 6766 5166  
Mobile: ~~02 6766 5166~~

**2****Hotel History**

Tattersalls Hotel is an impressive building located in the centre of the Beardy Street Mall in the heart of Armidale's Central Business District. With an Art Deco facade of three stories, Tattersalls Hotel is an outstanding opportunity for an owner operator, investor, or developer.

Tattersalls is the longest continuously operating Hotel in Armidale, being originally licensed as the Wellington Inn in 1855. In 1884 the name was changed to the Tattersalls Hotel, and has traded as such to this day. In 1937 the hotel was significantly renovated, with the frontage remodeled into the sweeping lines and stark geometry of the current art deco façade. Whilst the hotel underwent renovations in 1977 and again in the early 1990's, the art deco features are still highly visible throughout the hotel.

In 1996 UNE Union, as part of a diversification initiative, purchased the hotel. During this time the fire equipment was upgraded and electronic alarms installed. In September 2005 the Hotel was transferred to Services UNE Ltd, the current owner, as part of a restructure.

**3****Sale by Tender**

The hotel is being offered for sale by tender. The timetable is that tenders are to be received no later than 4pm on 25<sup>th</sup> November 2005. Lodgment of tenders is to be made at Forsyths, 127 Marius Street, Tamworth NSW 2340.

Tenders must be submitted on the Tender Form and are to be accompanied by a cheque in favour of the vendors solicitor for ten percent (10%) of the total purchase price tendered. In relation to the tender that is accepted, the deposit will be treated by the Vendor as payment of the deposit under the Tender Agreement. Those tenders that are not successful will have their 10% deposit returned no later than Friday 16<sup>th</sup> December 2005.

The vendor reserves the right to accept or reject any tender and to not necessarily accept any tender. The successful tender will be notified by the 9<sup>th</sup> December 2005.

**4****Assets for Sale**

The assets being offered for sale of the Tattersalls Hotel are as follows:

- Land and Improvements, 174 Beardy Street, Armidale
- License
- Goodwill
- Unencumbered Plant and Equipment (refer contract annexure)
- Stock on Hand
- Gaming Licenses

**5****Title & Dimensions**

The land is described as:

Lot 7 in DP564754  
Identifier 7/564754  
At Armidale  
Local Government Area: Armidale Dumaresq  
Parish of Armidale, County of Sandon

Known as: Tattersalls Hotel, Armidale

The land has a northern frontage to Beardy Street Mall of 20.44 meters, and a southern rear boundary and access of the same length along Cinders Lane. The western side boundary, adjacent to a right of way that runs between The Mall and Cinders Lane, is 67.15 meters, with the eastern side boundary being 67.13 meters long. The total area of the allotment is 1,373 square meters.

The property is zoned 'General Business 3'.

**6****Location**

The property is situated in the Beardy Street Mall, in the heart of Armidale's CBD. Armidale is located 560km north-west of Sydney via the New England Highway.

Armidale is the centre of the picturesque New England region, with education, agriculture and tourism being the main industries. The town is serviced by a hospital; is home to several well-recognized boarding and public schools; and is the regional office for several government departments. The University of New England, with over 4,000 local and 10,000 remote students is situated on the outskirts of the town.

General access to the property for vehicles is via Cinders Lane at the rear with pedestrian access via the Beardy Street Mall.

## 7

## Description of Hotel

The hotel is comprised of three stories of rendered brick construction, with an Art Deco facade along Beardy Street Mall.

The Hotel is comprised of:

- Front bar with a 3am license with access from Beardy Street via foyers on either side of the hotel frontage or from the rear of the Hotel;
- An adjacent poker machine area with 15 licensed and linked machines;
- A back bar, dance floor (with disco lighting) and stage area that has an entertainment license for 300 patrons to 3am. Also located in the back area of the Hotel is a separate room containing four arcade games,
- A separate dining area located in the back area of the hotel that can seat up to 30 patrons. An open fire is set within the dining area;
- A central kitchen servicing both the front and back bars, including walk ins and guest meals from the Pubcaff and specials menu;
- Bottle shop with undercover parking at the rear of the hotel. The bottle shop is no longer in operation and is currently being used for storage;
- An area of open space at rear of the hotel that is currently used for parking;
- A Chandelier room, at the front of the first floor, that runs the full width of the hotel. Formerly a restaurant, this room includes dining area, dance floor, bar and a disused kitchen. It is currently used as a breakfast room for hotel guests and on occasions as a function room;
- 40 guest rooms on the first and second floor, sleeping approximately 72 guests;
- A Managers residence on the second floor comprising kitchen, lounge, main bedroom and ensuite, two spare bedrooms, study and balcony.

As part of the recent upgrading of the Beardy Street Mall the local council have reserved for Tattersalls a space immediately in front of the Hotel for tables and chairs. This area has the potential to become a licensed dining area.

## 8

## Trading Hours

Monday to Saturday 10.00am to 3.00am the following day  
 Sunday 12 noon to 8 pm  
 Extended Trading Hours 5.00am to 3.00am the following day

It is relevant to note that the license conditions are also subject to the Armidale Liquor Accord.

## 9

## Gaming Devices

Tattersalls Hotel currently has 15 Active Machines. Below is a listing of the machine names and serial numbers:

| Serial No. | Game                                    |
|------------|---|
| XAW344193  | Golden Pyramid                          |
| XAW807259  | King of the Nile                        |
| XAW315573  | Queen of the Nile                       |
| XKA011176  | Incan Pyramids                          |
| XAW705316  | Paris Lights / Black Brumby             |
| XKA000518  | Maximus / Treasures of Inca / Road Star |
| XKA 012920 | Wild Fire                               |
| XAW333938  | Golden Pyramids                         |
| XAW 315574 | Dolphin Treasure                        |
| XAW705315  | Pharoahs Fortune / Triple Power         |
| XAW603903  | Pompeii                                 |
| XAW 603904 | Geisha                                  |
| XAW807260  | Choy Sun Doa                            |
| XKA 012919 | King of the Sea                         |
| XAW705314  | Helen of Troy / Diamond Eyes            |

**10****License Details**

|                                    |   |
|------------------------------------|---|
| Licensee                           | Stephen John Snell  |
| License Number                     | <del>XXXXXX</del>   |
| Type of License                    | Hotelier's License  |
| Name & Address                     | Tattersalls Hotel<br>The Mall<br>174 Beardy Street<br>ARMIDALE NSW 2350   |
| Business, License & Premises Owner | Services UNE Ltd (Formerly UNE Union Ltd)   |
| Special Conditions                 | Permanent Condition(s) apply<br>See copy of license attached to Contract of Sale<br>Temporary Condition(s)<br>Condition (1) |
| Number of Gaming Devices           | 15  |
| Beers on Tap                       | Hahn Premium Light, Tooheys New, Tooheys Old,<br>Tooheys Extra Dry  |

**Current Prices**

|                  | Premium | Light  |
|------------------|---------|--------|
| Schooner         | \$3.60  | \$2.90 |
| Schooner Student | \$3.40  | \$2.60 |
| Middy            | \$2.50  | \$2.00 |
| Middy Student    | \$2.30  | \$1.90 |

Spirit Nips: \$4.50 to \$5.50 including additives.

Limited over the counter bottle sales are undertaken.

## 11

## Trading Details

Set out below are the summarized trading details for the 2003 and 2004 years ended 31<sup>st</sup> December, along with the nine month trading to the end of September 2005. Explanatory notations are included for reference purposes;

|                                 | YE Dec 2003    | YE Dec 2004    | YTD Sept 05    |
|---------------------------------|----------------|----------------|----------------|
| REVENUE                         | \$             | \$             | \$             |
| Beverages                       | 507,432        | 457,558        | 356,649        |
| Food                            | 152,147        | 150,339        | 117,272        |
| Functions                       | 50,216         | 40,337         | 35,014         |
| Accommodation                   | 55,137         | 67,569         | 53,665         |
| <b>TOTAL NON GAMING REVENUE</b> | <b>764,932</b> | <b>715,803</b> | <b>562,600</b> |
| <b>GROSS GAMING REVENUE</b>     | <b>764,084</b> | <b>887,392</b> | <b>651,944</b> |
| <b>WAGES &amp; ON-COSTS</b>     | <b>287 836</b> | <b>288 396</b> | <b>222 079</b> |
| <b>EXPENDITURE</b>              |                |                |                |
| Printing & Stationery           | 1,310          | 1,194          | 507            |
| Travel – Buses                  | 6,290          | 5,680          | 5,285          |
| Telephone                       | 5,698          | 6,297          | 4,841          |
| Sponsorship                     | 24,500         | 24,500         | 24,500         |
| Repairs & Maintenance           | 35,785         | 24,772         | 26,677         |
| Gaming Machines R&M             | 5,460          | 5,813          | 4,560          |
| Cleaning                        | 5,052          | 7,290          | 3,324          |
| Laundry                         | 2,664          | 2,726          | 1,983          |
| Video Hire                      | 3,365          | 5,307          | 3,056          |
| Garbage                         | 1,156          | 2,038          | 697            |
| Electricity and Gas             | 38,997         | 36,839         | 32,350         |
| Liquor License                  | 450            | 426            | 404            |
| Insurances                      | 35,297         | 34,951         | 16,870         |
| Rates and Taxes                 | 18,331         | 20,141         | 14,764         |
| Other Expenses                  | 5,203          | 1,030          | 2,043          |

### Notes to be read in conjunction with Trading Accounts

1. The accounts have been compiled by extracting information from the UNE Union group accounts for the respective years. While the entity accounts are audited annually, no audit is conducted on individual business units and in certain instances expenses are based on internal expense allocations, not actual expenses;
2. As the Hotel owner is a member-based organisation, sales of beverages and accommodation made to members (UNE Students and staff) are done at a 10% discount. These discounted sales are estimated to represent around 80% of sales in these areas;
3. Data Monitoring Service reports in relation to Gaming Income & payouts for the four quarters ending 30<sup>th</sup> September 2005 are attached;
4. As the Hotel owners are members of a national buying group, purchase costs have not been included above. Purchasers should rely on their knowledge of industry margins to calculate gross margins;
5. Sponsorship relates to the Tattersalls Hotel sponsorship of Robb College, a residential college of the University of New England. The prospective purchaser will be responsible for negotiating sponsorship with Robb College for the 2006 year and beyond. The YTD Sept 05 Sponsorship amount of \$24,500 is for the full calendar year; and
6. Only expenditure relating to an owner-operated business has been included in the above figures. Any abnormal expenditure incurred by Tattersalls over the years has also been excluded.

**12****Disclaimer**

This document has been compiled with reference to the books and records of the Tattersalls Hotel, Armidale.

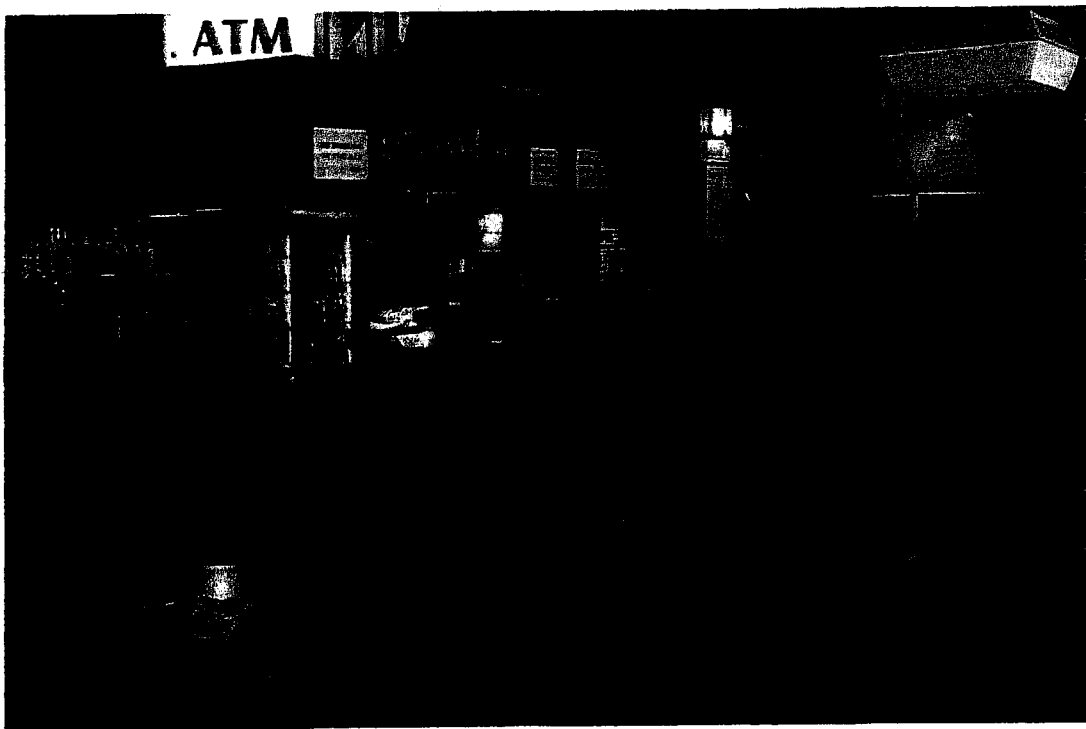
This document is for the guidance of prospective purchasers who should rely on their own enquiries as to the accuracy of the information contained herein and no representation may be made or implied for the accuracy of such information; nor may this report be relied upon in that respect.

**13****Confidentiality**

The information provided herein is of a confidential nature and provided on the basis that you are a prospective purchaser of the Tattersalls Hotel, Armidale. It is implied that you are under an obligation to keep treat this information as confidential and not release it to any person.

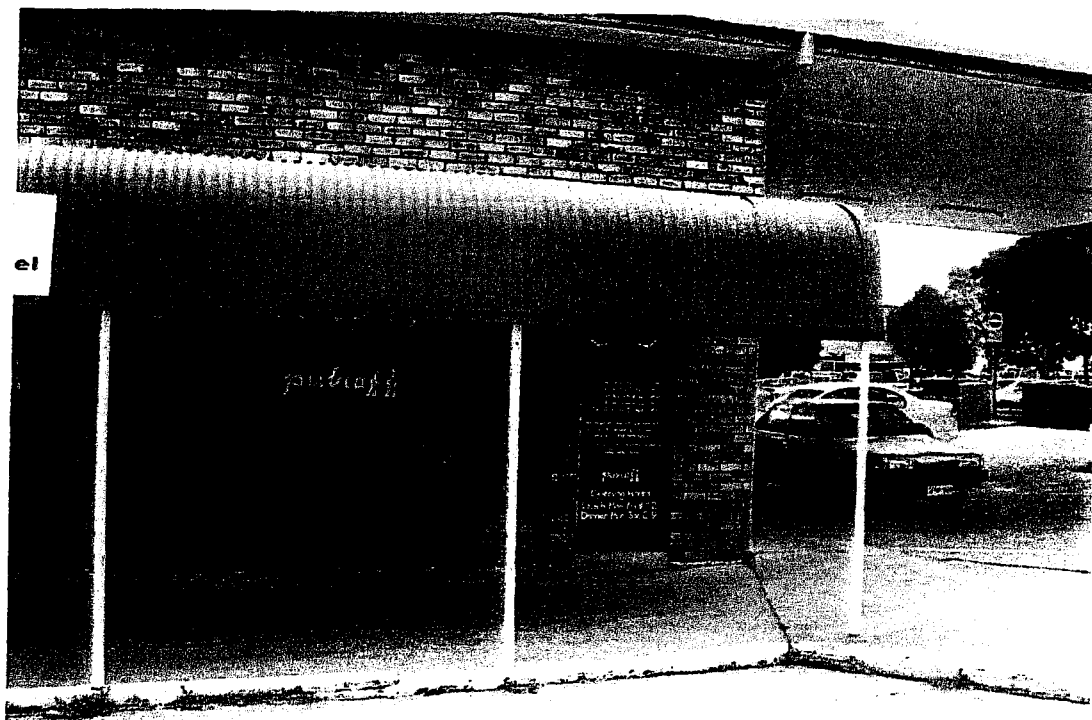
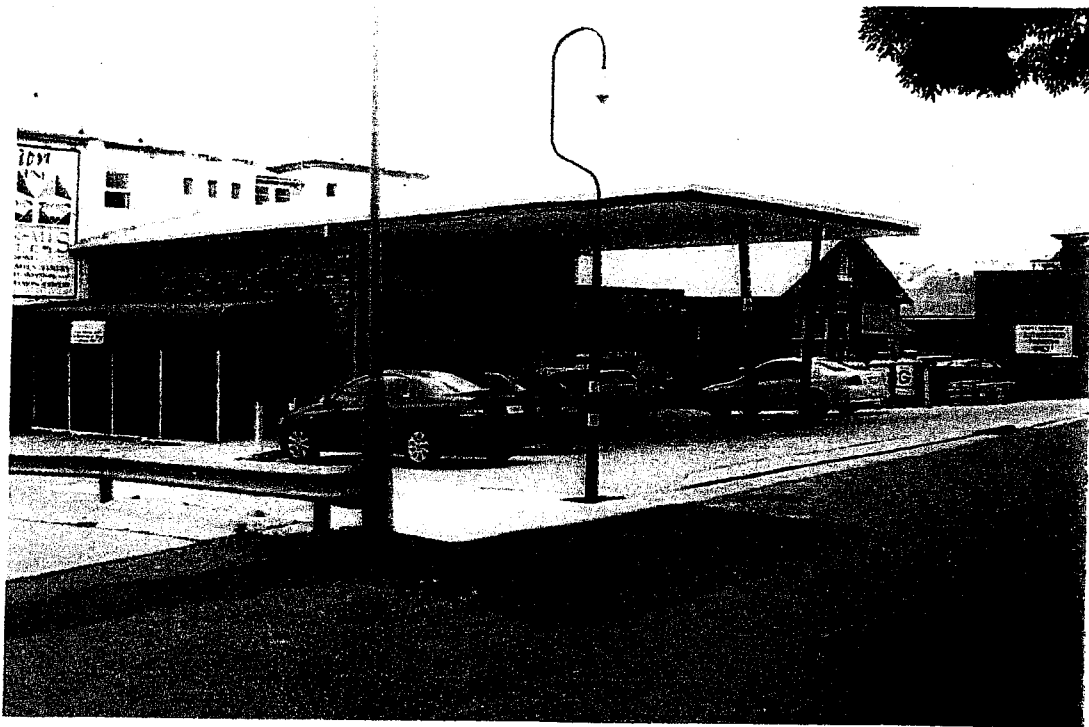
**14****Conclusion**

The business of the Tattersalls Hotel Armidale is offered for sale by tender as a going concern. Interested parties should complete the attached tender form and forward it together with 10% of the total purchase price should be lodged in the tender box marked "Tenders" at the office of Forsyths, Chartered Accountants, 127 Marius Street, Tamworth NSW 2340 BEFORE 4:00pm on Friday, 25<sup>th</sup> November 2005.









**ANNEXURE A**

Data Monitoring Services October 2004 to September 2005

# DMS Data Monitoring Services

Steven John Snell  
Tattersalls Hotel  
PO BOX U53  
UNE ARMIDALE 2351

## CMS Gaming Performance Statement For the period 1 October 2004 - 31 December 2004

For all enquiries

License No: 108451  
Premises No: 108451  
Premises: Tattersalls Hotel

Phone No: (02)6772-2247  
Fax No: 67729195  
E-mail:

131 785

204

### Gaming Machines

| Serial No. | GMID   | Opening Reading      | Closing Reading      | Turnover     |              | Total Wins   |              | Metered Profit |            |
|------------|--------|----------------------|----------------------|--------------|--------------|--------------|--------------|----------------|------------|
|            |        |                      |                      | Open         | Close        | Open         | Close        | Increment(TW)  | TO less TW |
| XAW315573  | 205447 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 1,941,405.00 | 2,001,793.30 | 1,701,443.00 | 1,757,941.88 | 56,498.88      | 3,889.42   |
| XAW315574  | 205448 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 1,122,420.99 | 1,170,492.70 | 980,841.93   | 1,031,143.33 | 40,301.40      | 7,770.31   |
| XAW333938  | 231543 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 1,471,271.30 | 1,527,888.93 | 1,274,825.13 | 1,323,432.49 | 48,607.36      | 7,991.27   |
| XAW344193  | 238031 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 610,356.67   | 702,449.28   | 538,140.71   | 616,497.20   | 77,356.49      | 14,736.12  |
| XAW603903  | 300391 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 378,846.70   | 32,616.59    | 338,982.77   | 26,358.68    | 38,193.54      | 8,693.34   |
| XAW603904  | 300392 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 472,450.10   | 510,272.84   | 416,096.82   | 451,297.61   | 35,200.99      | 2,621.75   |
| XAW705314  | 321901 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 197,924.02   | 222,220.05   | 176,979.01   | 197,875.06   | 20,896.05      | 3,399.98   |
| XAW705316  | 321902 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 162,513.93   | 27,474.85    | 144,154.91   | 24,061.03    | 34,064.88      | 4,896.75   |
| XAW807259  | 343546 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 200,853.38   | 49,268.23    | 176,381.08   | 44,463.83    | 55,888.56      | 6,845.48   |
| XAW807260  | 343547 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 325,483.05   | 422,175.34   | 290,367.12   | 378,261.19   | 87,894.07      | 8,798.22   |
| XKA000518  | 203336 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 232,502.82   | 281,585.37   | 202,498.79   | 245,069.04   | 42,570.25      | 6,612.30   |
| XKA01176   | 322529 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 134,998.00   | 179,872.00   | 123,509.00   | 165,879.00   | 42,370.00      | 2,704.00   |
| XKA012819  | 343468 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 888,478.90   | 779,425.77   | 808,987.62   | 885,866.81   | 76,799.19      | 14,147.68  |
| XKA012820  | 343467 | 01-Oct-2004 10:00:00 | 01-Jan-2005 09:15:00 | 67,666.08    | 107,494.45   | 59,035.29    | 94,214.38    | 35,178.09      | 4,659.29   |
| Total      |        |                      | 31-Dec-2004 21:15:00 | 42,344.52    | 92,520.10    | 38,751.71    | 85,511.41    | 45,759.70      | 4,415.88   |
|            |        |                      |                      | 839,332.24   |              |              |              | 737,350.45     | 101,981.79 |

### Linked Progressive Jackpot Systems

| Serial No.                | GMID   | Level | Config Date | Opening Reading      | Closing Reading      | Jackpot Values |          | Prizes Paid | Hits | Dispersal |        |
|---------------------------|--------|-------|-------------|----------------------|----------------------|----------------|----------|-------------|------|-----------|--------|
|                           |        |       |             |                      |                      | Open           | Close    |             |      | Number    | Amount |
| XTL100054                 | 313852 | 1     |             | 01-Oct-2004 10:00:00 | 01-Jan-2005 10:00:00 | 52.09          | 45.13    | 7,866.90    | 125  |           |        |
| XTL100054                 | 313852 | 2     |             | 01-Oct-2004 10:00:00 | 01-Jan-2005 10:00:00 | 330.86         | 329.27   | 5,066.65    | 15   |           |        |
| XTL100054                 | 313852 | 3     |             | 01-Oct-2004 10:00:00 | 01-Jan-2005 10:00:00 | 1,440.21       | 2,390.55 | 3,022.55    | 2    |           |        |
| Sub-Total - Configuration |        |       |             |                      |                      |                |          | 15,956.10   | 142  |           | 0.00   |
| Sub-Total - Period        |        |       |             |                      |                      |                |          | 15,956.10   | 142  |           | 0.00   |
| Total                     |        |       |             |                      |                      |                |          | 15,956.10   |      |           | 0.00   |

284178-000122

Data Monitoring Services  
Telephone + 131 785 / Facsimile + 61 2 9218 1145  
GPO Box 4168 Sydney NSW 2001

Page 2 of 3

www.dmsnsw.com.au  
maxgaming NSW PTY LTD  
ABN 51 078 250 423

# DMS | Data Monitoring Services

Steven John Snell  
Tattersalls Hotel  
PO BOX U53  
UNE ARMIDALE 2351

License No: 108451  
Premises No: 108451  
Premises: Tattersalls Hotel

CMS Gaming Performance Statement  
For the period 1 January 2005 - 31 March 2006

For all enquiries  
1800 307 55

Phone No: (02)8772-2247  
Fax No: 67729195  
E-mail:

NSW ICAC EXHIBIT

205  
111111

## Gaming Machines

| Serial No. | GMD    | Opening Reading      | Closing Reading      | Turnover     |              | Total Wins   |              | Metered Profit |            |
|------------|--------|----------------------|----------------------|--------------|--------------|--------------|--------------|----------------|------------|
|            |        |                      |                      | Open         | Close        | Open         | Close        | Increment(TW)  | TO less TW |
| XAW315573  | 208447 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 2,001,783.30 | 2,078,165.47 | 1,757,941.88 | 1,826,376.50 | 68,434.62      | 5,938.55   |
| XAW315574  | 208448 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 1,170,492.70 | 1,212,865.96 | 1,031,143.33 | 1,066,713.60 | 35,570.27      | 6,792.98   |
| XAW333938  | 231543 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 1,527,888.93 | 1,587,620.17 | 1,323,432.49 | 1,373,746.25 | 50,313.76      | 9,436.48   |
| XAW344193  | 238031 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 702,449.28   | 800,982.01   | 616,497.20   | 701,154.93   | 84,657.73      | 13,885.00  |
| XAW603903  | 300391 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 32,616.59    | 80,221.04    | 26,358.68    | 70,436.64    | 44,077.96      | 3,526.49   |
| XAW603904  | 300392 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 510,272.84   | 648,627.62   | 451,297.61   | 482,841.16   | 31,543.55      | 4,811.23   |
| XAW705314  | 321801 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 222,220.05   | 18,038.78    | 197,875.06   | 16,708.70    | 27,643.48      | 2,059.64   |
| XAW705315  | 321902 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 27,474.86    | 59,517.68    | 24,061.03    | 52,472.76    | 28,411.73      | 3,631.10   |
| XAW705316  | 321903 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 49,268.23    | 38,608.10    | 50,860.23    | 34,293.28    | 45,145.29      | 5,714.94   |
| XAW807259  | 343546 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 422,175.34   | 484,572.27   | 378,261.19   | 430,964.02   | 52,702.83      | 9,699.10   |
| XAW807260  | 343547 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 281,585.37   | 320,912.89   | 245,069.04   | 279,725.50   | 34,656.46      | 4,571.06   |
| XKA000518  | 203336 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 179,872.00   | 218,828.00   | 165,679.00   | 196,985.00   | 31,306.00      | 7,650.00   |
| XKA011176  | 322529 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 779,425.77   | 822,850.28   | 685,686.81   | 722,687.78   | 37,020.97      | 6,203.54   |
| XKA012919  | 343466 | 01-Jan-2005 08:15:00 | 01-Apr-2005 10:00:00 | 107,494.46   | 140,063.08   | 94,214.38    | 122,848.79   | 28,434.41      | 4,134.21   |
| XKA012920  | 343467 | 31-Dec-2004 21:15:00 | 01-Apr-2005 10:00:00 | 92,520.10    | 130,401.29   | 85,511.41    | 118,771.49   | 33,260.08      | 4,621.11   |
| Total      |        |                      |                      |              |              | 725,854.57   | 633,179.14   | 92,675.43      |            |

## Linked Progressive Jackpot Systems

| Serial No.                | GMD    | Level | Config Date | Opening Reading      | Closing Reading      | Jackpot Values |          | Hits | Dispersal |        |
|---------------------------|--------|-------|-------------|----------------------|----------------------|----------------|----------|------|-----------|--------|
|                           |        |       |             |                      |                      | Open           | Close    |      | Number    | Amount |
| XTL100054                 | 313852 | 1     |             | 01-Jan-2005 10:00:00 | 01-Apr-2005 10:00:00 | 45.13          | 34.50    | 113  | 6,909.87  |        |
| XTL100054                 | 313852 | 2     |             | 01-Jan-2005 10:00:00 | 01-Apr-2005 10:00:00 | 329.27         | 345.77   | 9    | 3,337.78  |        |
| XTL100054                 | 313852 | 3     |             | 01-Jan-2005 10:00:00 | 01-Apr-2005 10:00:00 | 2,390.55       | 1,151.47 | 3    | 4,188.95  |        |
| Sub-Total - Configuration |        |       |             |                      |                      |                |          | 125  | 14,436.50 | 0.00   |
| Sub-Total - Period        |        |       |             |                      |                      |                |          | 125  | 14,436.50 | 0.00   |
| Total                     |        |       |             |                      |                      |                |          |      | 14,436.50 | 0.00   |

Data Monitoring Services  
Telephone 1800 307 551 / Facsimile + 61 2 8272 3600  
PO Box 1528 Strawberry Hills 2012

# DIMS Data Monitoring Services

Steven John Snell  
Tattersalls Hotel  
PO BOX U53  
UNE ARMIDALE 2351

License No: 108451  
Premises No: 108451  
Premises: Tattersalls Hotel

## CMS Gaming Performance Statement For the period 1 April 2005 - 30 June 2005

For all enquiries  
1800 307 551

Phone No: (02)6772-2247  
Fax No: 67728195  
E-mail:

NSW ICAC EXHIBIT

### Gaming Machines

| Serial No. | GIMID  | Opening Reading      | Closing Reading      | Turnover     |              | Total Wfins  |              | Metered Profit |            |
|------------|--------|----------------------|----------------------|--------------|--------------|--------------|--------------|----------------|------------|
|            |        |                      |                      | Open         | Close        | Open         | Close        | Increment(TW)  | TO less TW |
| XAW315573  | 205447 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 2,076,166.47 | 2,127,591.71 | 1,826,376.50 | 1,871,883.77 | 45,507.27      | 5,917.97   |
| XAW315574  | 205448 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 1,212,855.95 | 1,261,389.85 | 1,066,713.60 | 1,109,395.27 | 42,681.67      | 5,852.23   |
| XAW333938  | 231543 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 1,587,820.17 | 1,621,558.63 | 1,373,746.25 | 1,403,598.61 | 29,852.36      | 4,086.10   |
| XAW344193  | 238031 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 800,982.01   | 843,604.31   | 701,154.93   | 739,098.33   | 37,944.40      | 4,667.90   |
| XAW603903  | 300391 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 80,221.04    | 115,757.11   | 70,436.84    | 104,017.56   | 33,580.92      | 1,956.15   |
| XAW603904  | 300392 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 546,627.82   | 581,319.07   | 482,841.16   | 513,603.88   | 30,762.72      | 3,928.73   |
| XAW705314  | 321901 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 18,038.78    | 44,078.85    | 16,708.70    | 40,581.42    | 23,882.72      | 2,157.35   |
| XAW705316  | 321902 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 59,617.68    | 90,587.83    | 52,472.76    | 79,941.19    | 27,468.43      | 3,601.72   |
| XAW807268  | 343546 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 38,808.10    | 88,476.21    | 34,293.28    | 76,189.41    | 41,896.13      | 7,971.98   |
| XAW807260  | 343547 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 484,577.27   | 539,285.44   | 430,984.02   | 478,012.56   | 47,048.54      | 7,658.83   |
| XKA000518  | 203336 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 320,812.89   | 349,160.66   | 279,726.50   | 303,074.57   | 23,349.07      | 4,898.70   |
| XKA011176  | 322528 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 218,828.00   | 254,413.00   | 196,985.00   | 231,512.00   | 34,527.00      | 1,058.00   |
| XKA012919  | 343466 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 822,850.28   | 898,938.08   | 722,687.78   | 792,023.41   | 69,336.63      | 6,953.09   |
| XKA012920  | 343467 | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 140,063.08   | 173,467.15   | 122,648.79   | 151,816.43   | 29,167.64      | 4,236.43   |
| Total      |        |                      |                      | 130,401.29   | 186,128.01   | 118,771.49   | 168,589.73   | 49,818.24      | 5,908.48   |
|            |        |                      |                      |              |              |              |              | 586,822.74     | 70,853.46  |

### Linked Progressive Jackpot Systems

| Serial No.                | GIMID  | Level | Config Date | Opening Reading      | Closing Reading      | Jackpot Values |          | Hits        |        | Dispersal |        |
|---------------------------|--------|-------|-------------|----------------------|----------------------|----------------|----------|-------------|--------|-----------|--------|
|                           |        |       |             |                      |                      | Open           | Close    | Prizes Paid | Number | Amount    | Amount |
| XTL100054                 | 313852 | 1     |             | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 34.50          | 45.17    | 5,781.03    | 92     |           |        |
| XTL100054                 | 313852 | 2     |             | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 346.77         | 471.34   | 2,844.34    | 8      |           |        |
| XTL100054                 | 313852 | 3     |             | 01-Apr-2005 10:00:00 | 01-Jul-2005 10:00:00 | 1,151.47       | 2,606.34 | 0.00        | 0      |           |        |
| Sub-Total - Configuration |        |       |             |                      |                      |                |          | 8,625.37    | 100    |           | 0.00   |
| Sub-Total - Period        |        |       |             |                      |                      |                |          | 8,625.37    | 100    |           | 0.00   |
| Total                     |        |       |             |                      |                      |                |          | 8,625.37    |        |           | 0.00   |

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Premises No: 108451  
Premises: Tattersalls Hotel

# CMS Gaming Performance Statement

For the period 1 July 2005 - 31 August 2005

For all enquiries

1800 307 551

Phone No: (02)6772-2247  
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E-mail:

## Gaming Machines

| Serial No. | GMD    | Opening Reading      | Closing Reading      | Turnover     |              | Total Wins   |              | Increment(TW) |            | Metered Profit |            |
|------------|--------|----------------------|----------------------|--------------|--------------|--------------|--------------|---------------|------------|----------------|------------|
|            |        |                      |                      | Open         | Close        | Open         | Close        | Open          | Close      | TO less TW     | TO less TW |
| XAW315573  | 205447 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 2,127,591.71 | 2,166,949.89 | 1,871,883.77 | 1,906,335.01 | 39,357.98     | 34,451.24  | 4,906.74       | 4,906.74   |
| XAW315574  | 205448 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 1,261,389.85 | 1,302,113.22 | 1,109,395.27 | 1,145,125.89 | 40,723.37     | 35,730.42  | 4,992.95       | 4,992.95   |
| XAW333938  | 231543 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 1,821,558.63 | 1,860,918.54 | 1,403,598.61 | 1,438,110.36 | 39,359.91     | 34,511.75  | 4,848.16       | 4,848.16   |
| XAW344193  | 238031 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 843,804.31   | 882,647.22   | 739,099.33   | 771,128.56   | 39,042.91     | 32,029.23  | 7,013.68       | 7,013.68   |
| XAW603903  | 300391 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 115,757.11   | 150,039.40   | 104,017.66   | 133,756.32   | 34,282.29     | 29,738.76  | 4,543.53       | 4,543.53   |
| XAW603904  | 300392 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 581,319.07   | 608,973.96   | 513,603.88   | 537,656.77   | 27,654.89     | 24,052.89  | 3,602.00       | 3,602.00   |
| XAW705314  | 321901 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 44,078.85    | 56,937.05    | 40,591.42    | 61,147.78    | 22,858.20     | 20,556.36  | 2,301.84       | 2,301.84   |
| XAW705315  | 321902 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 90,587.83    | 146,058.15   | 79,941.19    | 129,540.08   | 55,470.32     | 49,598.89  | 5,871.43       | 5,871.43   |
| XAW705316  | 321903 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 88,476.21    | 138,463.48   | 76,189.41    | 119,558.31   | 49,872.24     | 43,368.90  | 6,608.34       | 6,608.34   |
| XAW807259  | 343546 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 539,285.44   | 589,783.15   | 478,012.56   | 520,387.69   | 50,497.71     | 42,375.03  | 8,122.68       | 8,122.68   |
| XAW807260  | 343547 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 349,160.55   | 379,595.36   | 303,074.57   | 330,085.07   | 30,434.70     | 27,010.50  | 3,424.20       | 3,424.20   |
| XKA000518  | 320336 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 254,413.00   | 324,652.00   | 231,512.00   | 297,427.00   | 70,239.00     | 55,915.00  | 4,324.00       | 4,324.00   |
| XKA011176  | 322529 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 886,839.00   | 933,333.13   | 792,023.41   | 822,806.39   | 34,394.13     | 30,782.98  | 3,611.15       | 3,611.15   |
| XKA012918  | 343466 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 173,467.15   | 201,178.45   | 151,816.43   | 176,166.17   | 27,709.30     | 24,349.74  | 3,359.66       | 3,359.66   |
| XKA012920  | 343467 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 186,128.01   | 226,237.45   | 168,589.73   | 205,578.85   | 40,109.44     | 37,989.12  | 2,120.32       | 2,120.32   |
| Total      |        |                      |                      | 602,111.39   |              | 602,111.39   |              |               | 632,460.81 | 69,850.58      | 69,850.58  |

## Linked Progressive Jackpot Systems

| Serial No.         | GMD    | Level Config Date | Opening Reading      | Closing Reading      | Jackpot Values |          | Prizes Paid | Hits | Dispersal |        |
|--------------------|--------|-------------------|----------------------|----------------------|----------------|----------|-------------|------|-----------|--------|
|                    |        |                   |                      |                      | Open           | Close    |             |      | Number    | Amount |
| XTL100054          | 313852 | 1                 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 45.17          | 50.64    | 5,568.54    | 88   |           |        |
| XTL100054          | 313852 | 2                 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 471.34         | 343.89   | 2,314.12    | 5    |           |        |
| XTL100054          | 313852 | 3                 | 01-Jul-2005 10:00:00 | 01-Sep-2005 10:00:00 | 2,806.34       | 2,246.74 | 2,764.61    | 1    |           |        |
| Sub-Total - Period |        |                   |                      |                      |                |          | 10,645.27   | 94   |           | 0.00   |
| Total              |        |                   |                      |                      |                |          | 10,645.27   | 94   |           | 0.00   |
|                    |        |                   |                      |                      |                |          | 10,645.27   |      |           | 0.00   |

Data Monitoring Services

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ANNEXURE B

Floor Plans Ground – 1<sup>st</sup> and 2<sup>nd</sup> Floors

