



The Manager, Companies
Australian Stock Exchange Limited
Company Announcements Office
Level 4, 20 Bridge Street
SYDNEY NSW 2000

25th January 2008

HLG announces expected half-year distribution and further acquisitions.

Hedley Leisure and Gaming Property Fund (ASX code: HLG) is pleased to announce an expected distribution of 13 cents per Stapled Security for the period from listing to 31st December 2007. The expected distribution comprises;

Income Distribution:	8.28 cents per Unit
Capital Distribution:	4.72 cents per Unit
Total:	13.00 cents per Stapled Security

The Record Date for determining Members' entitlements to this distribution will be Friday 15 February 2008, and the Stapled Securities will be quoted ex-distribution on Monday 11 February 2008.

The distribution will be paid on Friday 29 February 2008.

Security Holders wishing to participate in the Dividend Reinvestment Plan please contact;

Computershare Investor Service Information Line: 1300 552 270

Acquisitions

HLG is negotiating a further 8 pub acquisitions totalling approximately \$55.9 million (excluding transaction costs). These pubs could deliver \$3.667 million rent, at an expected 6.56% yield (excluding transaction costs).

HLG's Manager confirms that HLG is performing ahead of the HLG Product Disclosure Statement forecasts.

HLG is not subject to any debt maturing for another 2 ½ years and hedging of interest rate exposure is in place for the next 9 ½ years.

For further information please contact;
Stephen Donnelly, CFO
0418 988 944