

## QUBE HOLDINGS LIMITED

(ABN 14 149 723 053)

### APPENDIX 4E Full Year Report 30 June 2016

#### Results for Announcement to the Market

##### Statutory Information

Set out below are the statutory results for Qube Holdings Limited (Qube) and its controlled entities for the year ended 30 June 2016.

	FY 2016 \$'m	FY 2015 \$'m	Movement
Revenue from ordinary activities	1,332.5	1,459.3	-9%
EBITDA <sup>1</sup>	249.1	245.8	1%
Profit from ordinary activities after tax attributable to members	82.0	85.9	-5%
Net profit after tax attributable to members	82.0	85.9	-5%
Interim dividend per share (fully franked)	2.7 cents	2.7 cents	-
Final dividend per share (fully franked)	2.8 cents	2.8 cents	-
Basic Earnings per share (cents per share) <sup>2</sup>	7.3	8.1	-10%
Diluted Earnings per share (cents per share) <sup>2</sup>	7.2	8.0	-10%

<sup>1</sup>EBITDA is statutory net profit before tax adjusted to remove share of profit of associates, net finance costs, depreciation and amortisation.

<sup>2</sup>Adjusted for entitlement offer.

##### Underlying Information\*

Qube delivered a solid financial performance in what was a challenging operating environment for the year ended 30 June 2016.

Underlying information	FY 2016 \$'m	FY 2015 \$'m	Movement
Underlying Revenue	1,319.7	1,432.0	-8%
Underlying EBITDA	246.3	267.5	-8%
Underlying EBITA	153.7	172.4	-11%
Underlying net profit for the year attributable to members	86.5	105.2	-18%
Underlying diluted earnings per share (cents per share)	7.6	9.8	-22%
Full year dividend per share (cents per share)	5.5	5.5	-

\* The underlying information excludes certain non-cash and non-recurring items in order to more accurately reflect the underlying financial performance of Qube. References to 'underlying' information is to non-IFRS financial information prepared in accordance with ASIC Regulatory Guide 230 (Disclosing non-IFRS financial information) issued in December 2011. Non-IFRS financial information has not been subject to audit or review.

### Underlying Information (continued)\*

Further commentary on the performance of Qube and its operating businesses is set out in the financial statements and ASX announcement issued with this Appendix 4E.

A reconciliation of the statutory results to the underlying results for the year ended 30 June 2016 and the prior comparable period is presented below:

	FY 2016	FY 2015
	\$'m	\$'m
<b>Revenue from external customers</b>	<b>1,332.5</b>	<b>1,459.3</b>
Fair value underlying adjustments	(12.8)	(27.1)
Other underlying adjustments	-	(0.2)
<b>Underlying revenue</b>	<b>1,319.7</b>	<b>1,432.0</b>
<b>Net profit before income tax</b>	<b>128.1</b>	<b>127.5</b>
Share of profit of associates	(12.6)	(10.4)
Net finance cost	32.1	25.2
Depreciation & amortisation	101.5	103.5
<b>EBITDA</b>	<b>249.1</b>	<b>245.8</b>
Impairment losses on investments in associates	21.3	-
Impairment on loan receivable from associate	-	2.5
Impairment of property, plant and equipment	-	42.4
Impairment reversal, property, plant and equipment	(17.6)	-
Cost of legacy incentive schemes	-	2.2
Non-recurring restructure costs	2.9	-
Fair value gains (net)	(12.8)	(27.1)
FY15 Moorebank STI	0.3	1.7
Other	3.1	-
<b>Underlying EBITDA</b>	<b>246.3</b>	<b>267.5</b>
Depreciation	(92.6)	(95.1)
<b>Underlying EBITA</b>	<b>153.7</b>	<b>172.4</b>
Amortisation	(8.9)	(8.4)
<b>Underlying EBIT</b>	<b>144.8</b>	<b>164.0</b>
Underlying Interest expense (net)	(32.1)	(22.7)
Underlying share of profit of associates	14.1	10.4
<b>Underlying net profit before income tax</b>	<b>126.8</b>	<b>151.7</b>
Underlying Income tax expense	(33.8)	(42.4)
<b>Underlying net profit for the year</b>	<b>93.0</b>	<b>109.3</b>
Underlying non-controlling interests	(6.5)	(4.1)
<b>Underlying net profit after tax attributable to members</b>	<b>86.5</b>	<b>105.2</b>
Underlying diluted earnings per share (cents per share)	7.6	9.8

The table above has been extracted from note 2 of the financial statements but is un-audited.

Underlying information is determined as follows:

**Underlying revenues and expenses** are statutory revenues and expenses adjusted to exclude certain non-cash and non-recurring items such as fair value adjustments on investment properties, cost of legacy incentive schemes and impairments to reflect core earnings. Income tax expense is based on a prima-facie 30% tax charge on profit before tax and associates.

\* The underlying information excludes certain non-cash and non-recurring items in order to more accurately reflect the underlying financial performance of Qube. References to 'underlying' information is to non-IFRS financial information prepared in accordance with ASIC Regulatory Guide 230 (Disclosing non-IFRS financial information) issued in December 2011. Non-IFRS financial information has not been subject to audit or review.

**Dividend Information**

	<b>Amount (cents per share)</b>	<b>Record Date</b>
Final dividend - fully franked	2.8	13 September 2016
Payment date	11 October 2016	

Qube paid a fully franked interim dividend of 2.7 cents per share for the half year ended 31 December 2015 on 6 April 2016. A fully franked final dividend of 2.8 cents per share for the year ended 30 June 2015 was paid on 7 October 2015.

**Dividend Reinvestment Plan**

Qube operates a dividend reinvestment plan (DRP) that enables shareholders to elect to reinvest all, or a portion of, their dividends into additional shares in Qube. The DRP is available for the final dividend payable on 6 October 2016. Shares will be issued at a discount of 2.5% to the volume weighted average market price of shares sold on the ASX over the 10 trading days immediately following the record date for payment of the dividend. Lodgement of the election notice for participation in the DRP is due by 5:00pm on 14 September 2016.

**Net Tangible Asset Backing per Share**

The net tangible asset backing per share is \$1.01 (2015:\$0.72 per share).

**Additional Information**

Additional Appendix 4E disclosures can be found in the notes to the Financial Report.

This Appendix 4E report is based on the 30 June 2016 Financial Report which has been subject to an audit by PwC, with an unqualified opinion.

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