

Qube Holdings Limited
(ABN 14 149 723 053)
(Formerly Qube Logistics Holdings Limited)
APPENDIX 4D Half Year Report 31 December 2012

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 half year ended 31 December 2012.

	Dec 2012 \$'000	Dec 2011 \$'000	Movement
Revenue from ordinary activities	526,200	345,771	+52%
Profit from ordinary activities after tax attributable to members	34,662	8,180	+324%
Net profit for the period attributable to members	34,662	8,180	+324%
Earnings per share (cents per share)	3.8c	1.2c	+217%
Interim dividend per share (fully franked)	2.2c	2.0c	+10%
Dividend record date	12 March 2013		
Dividend payment date	11 April 2013		

Comparative information

The information for the six months to 31 December 2011 is not comparable to the current period due to transactions and changes in accounting treatment associated with the Qube Restructure and ancillary transactions which were completed in September 2011 and outlined in the Qube 2012 Annual Report.

Underlying Information*

Qube delivered strong underlying revenue and earnings growth for the half-year ended 31 December 2012.

Underlying information	Dec 2012 \$'000	Dec 2011** \$'000	Movement
Underlying Revenue	526,304	397,509	+32%
Underlying EBITDA	89,468	54,352	+65%
Underlying Proportional Revenue	596,216	444,664	+34%
Underlying Proportional EBITDA	104,567	70,849	+48%

The six month results to 31 December 2011 include pro-forma adjustments to assist in gaining an understanding of the underlying financial performance of Qube's businesses compared to the current period.

* The underlying result excludes non-cash and non-recurring items in order to more accurately reflect the underlying financial performance of Qube. References to 'underlying' and 'pro-forma' information are 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 4D.

A reconciliation of the statutory results to the underlying results is presented below:

	Dec 2012	Dec 2011
	\$'000	\$'000
Revenue from external customers	526,200	345,771
Fair value adjustments (net)	104	-
Pro-forma adjustments**	-	51,738
Underlying revenue	526,304	397,509
Proportional share of associates revenue	73,093	47,155
Proportional NCI share of MIPT revenue	(3,181)	-
Underlying Proportional Revenue	596,216	444,664
Net profit/(loss) before income tax	52,553	(13,812)
Share of profit of associates	(8,924)	(6,682)
Interest income	(1,829)	(1,649)
Interest expense	18,991	7,150
Depreciation & amortisation	28,522	15,176
EBITDA	89,313	183
Fair value of derivatives and investments	155	-
Non-recurring Qube restructure items (excluding stamp duty)	-	43,201
Stamp Duty	-	4,283
Pro-forma adjustments**	-	6,685
Underlying EBITDA	89,468	54,352
Proportional share of Associates EBITDA	17,660	16,497
Proportional NCI share of MIPT EBITDA	(2,561)	-
Underlying Proportional EBITDA	104,567	70,849

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

Underlying and Underlying Proportional Revenue are determined as follows:

Underlying Revenue is revenue from external customers adjusted to exclude non-cash items such as fair value adjustments.

Underlying Proportional Revenue is Underlying Revenue adjusted to:

- include 6 months proportional revenue contribution from Qube's associates, and
- exclude 6 months of the proportional non-controlling interest (NCI) share of MIPT revenue.

EBITDA, Underlying EBITDA and Underlying Proportional EBITDA are determined as follows:

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

Underlying EBITDA is EBITDA adjusted to remove non-cash items such as fair value adjustments.

Underlying Proportional EBITDA is Underlying EBITDA adjusted to:

- include the 6 months proportional EBITDA contribution from Qube's associates, and
- exclude the 6 months proportional EBITDA attributable to the NCI share of MIPT.

** Pro-forma information is defined on page 3.

* The underlying result excludes non-cash and non-recurring items in order to more accurately reflect the underlying financial performance of Qube. References to 'underlying' and 'pro-forma' information are 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.

****Pro-forma adjustments**

The Pro-forma adjustments have been made to the 31 December 2011 statutory results to present them as if the Qube Restructure and the acquisition of the Qube Logistics NCI occurred on 1 July 2011. The adjustments made are as follows:

- Qube operated as a company for the entire comparative reporting period;
- Qube owned 100% of Qube Logistics, Qube Ports & Bulk and Minto Properties (Minto) for the entire reporting period;
- Qube owned and equity accounted the following investments - Australian Amalgamated Terminals (50%), Northern Stevedoring Services (50%), "K" Line Auto Logistics / Prixcar (25%), Moorebank Industrial Property Trust (MIPT) (30%) for the entire reporting period;
- The one-off costs relating to the Qube Restructure have been excluded; and
- Other non-recurring items relating to the two month period prior to the Qube Restructure have been excluded.

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 interim dividend payable on 11 April 2013. 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 and will rank equally with existing ordinary shares on issue. Lodgement of the election notice for participation in the DRP is due by 5:00pm on 12 March 2013.

Net Tangible Assets per Share

The net tangible assets per share are \$0.46 per share (2011:\$0.57 per share).

Additional Information

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

This Appendix 4D report is based on the 31 December 2012 Interim Financial Report which has been subject to a review by PricewaterhouseCoopers.

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