Qube Holdings Limited

INVESTOR PRESENTATION FY23 HALF YEAR RESULTS

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Non-IFRS financial information has not been subject to audit or review.

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QUBE

FY23 Half Year Highlights

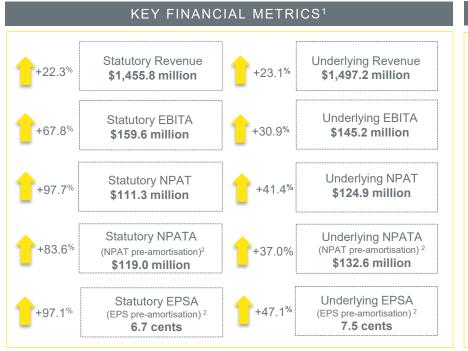
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QUBE

Qube Agri Terminal, Coonamble

FY23 Half Year Highlights VERY STRONG UNDERLYING RESULTS IN THE PERIOD





HALF YEAR IN REVIEW

- Excellent financial performance across key metrics despite some ongoing challenges.
- Very strong underlying revenue and earnings growth reflects the multiple growth drivers within Qube's business supported by Qube's diversified activities across attractive import and export markets.
- Interim dividend has been increased by 25.0% to 3.75 cents per share (fully franked) reflecting the strong financial performance and positive outlook.
- Positive financial performance expected to continue for the remainder of the year although underlying earnings (NPATA) in H2 are not expected to be as strong as the H1 NPATA.
- Qube expects to deliver strong full year underlying earnings growth in FY23 compared to FY22 (NPATA and EPSA).
- Growth rate will depend on a range of factors including market conditions in Qube's key markets, weather events, and the inflationary and interest rate environment.

Notes:

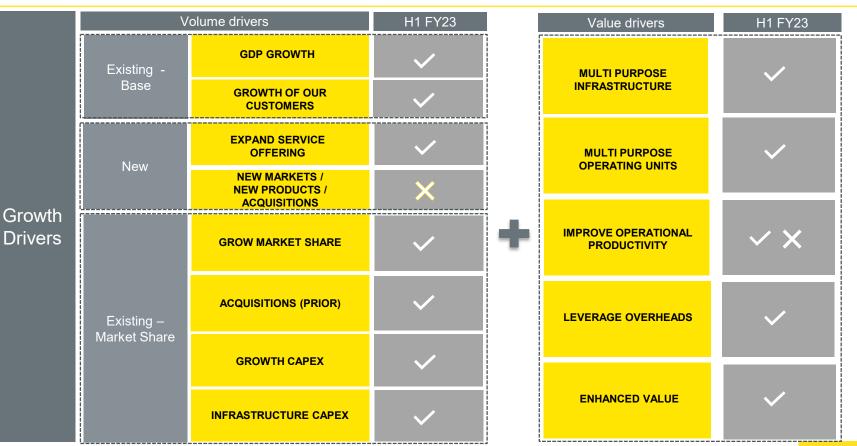
1. Statutory figures include discontinued operations. A reconciliation of H1 FY23 statutory to underlying results is included in slide 37.

2. NPATA is NPAT adjusted for Qube's amortisation and Qube's share of Patrick's amortisation. EPSA is NPATA divided by the fully diluted weighted average number of shares outstanding.

The underlying information referenced throughout this presentation excludes discontinued operations and certain non-cash and non-recurring items in order to more accurately reflect the underlying financial performance of Qube. Income tax expense is based on a prima-facie 30% tax charge on profit before tax and associates. References to 'underlying' 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.

Qube Growth Drivers

QUBE'S GROWTH CONTINUES TO BE DRIVEN BY MUTLIPLE DRIVERS ACROSS ITS BUSINESS

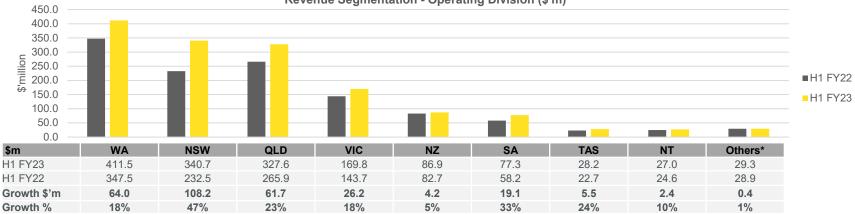


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Qube Growth Drivers our customers and revenues are geographically diversified



REVENUE SEGMENTATION BY REGION



Revenue Segmentation - Operating Division (\$'m)

*Notes: Others comprise Global Forwarding and South East Asia.

- Qube delivered revenue growth across all regions with highest growth in dollar terms in NSW (higher contribution from grain related activities and the contribution from a full period of the BlueScope contract), followed by WA (strong contribution from energy and bulk related activities).
- Revenue growth across most commodities with highest growth achieved in services relating to mineral sands, lithium and energy (reflecting high volumes from existing customers and new contracts).
- The key weakness was in Australian forestry products which, although still delivering modest revenue growth, was impacted by labour shortages.
- The Operating Division has a diverse mix of customers covering different geographies, commodities and industries (refer appendix slides 32 to 35). Our top 10 customers represent 23% of total Operating Division revenues.

Key Challenges H1 FY23 SIGNIFICANT IMPROVEMENT IN MARKET CONDITIONS ALTHOUGH SOME CHALLENGES REMAIN

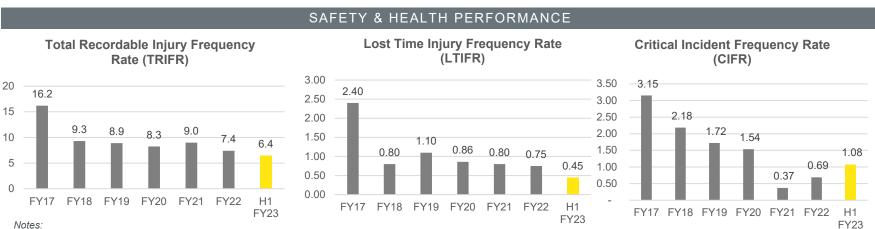


KEY CHALLENGES EXTREME SUPPLY CHAIN **VOLUMES** – COVID-19 LABOUR **INFLATION** WEATHER DISRUPTION **CHINA IMPACT EVENTS** Minimal impact to Although well Adverse weather Some impact on Labour shortages China related the business. protected continued in H1 equipment supply remain one of the forestry volumes contractually and FY23 although no times but not key challenges for remained subdued through commercial material impact to considered the bulk business in H1 FY23 but negotiations, some operations to date. significant. and Australian started improving timing lags in the forestry activities. towards the end of application of the period Impact is through contractual higher labour costs formulae in certain (overtime and use Windfarm projects bulk contracts are of sub-contractors) are now still being as well as missed progressing and addressed. there is a healthy revenue opportunities. customer pipeline.

Severity: Green - Low, Orange - Medium, Red - High

Safety Performance CONTINUE TO FOCUS ON EMPLOYEE SAFETY OUTCOMES





1. TRIFR is the combined number of recordable Return to Work, Medical Treatment Injuries and Lost Time Injuries for every million hours worked

2. LTIFR is the Number of Lost Time Injuries for every million hours worked

3. CIFR is the number of actual Class 4/5 incidents and the number of potential Class 4/5 incidents per million hours worked. Class represents the severity level (4 = major, 5 = critical)

In H1 FY23:

- Qube achieved a TRIFR of 6.4 and LTIFR of 0.45, which represented a 13.5% and 37.5% reduction respectively from FY22.
- CIFR increased to 1.08 attributable to the enhanced focus on reporting critical events with a potential critical consequence. Qube's strategy is to simplify
 systems, focus on what matters, and prevent fatal and catastrophic events from occurring.
- Implemented a new event management system which gives the business the capability to improve risk management and ensure Qube is focusing on prevention.

Decarbonisation AIMING TO BE A SUPPLY CHAIN LEADER IN THE TRANSITION



OUR JOURNEY TO DECARBONISATION

Qube published its decarbonisation plan in August as part of its FY22 Results. Since then we have:

- Commenced delivering on our plan including to achieve a 50% reduction in Scope 1 emissions intensity by 2030 and for 95% of prime movers to be Euro 5,6 by 2027.
- Entered into a number of partnerships to trial innovative technologies and alternative fuels over the next 2 years to accelerate decarbonisation.
- Invested in additional resourcing to strengthen our in-house capability, build our expertise and to drive improved analytics and research to support execution of our plan.
- · Initiated customer and supplier engagement on Scope 3 emissions management and reporting.



H1 FY23 Divisional Performance

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Test.

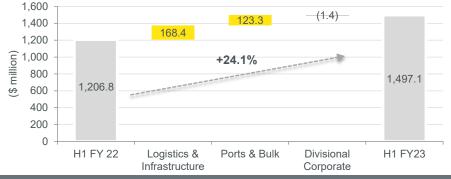
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BOMC, Bintan Island

Operating Division VERY STRONG REVENUE AND EARNINGS GROWTH

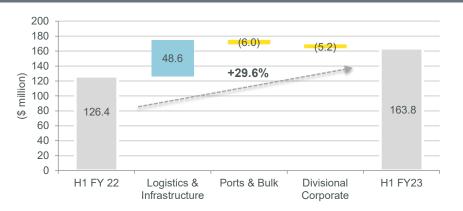


UNDERLYING REVENUE



High activity levels across both L&I and P&B delivered 24.1% underlying revenue growth versus H1 FY22.

- The revenue growth was driven by high container and agri related volumes (L&I), solid energy and vehicle related volumes and relatively stable bulk volumes.
- The key areas of weakness were forestry volumes and the inability to maximise revenue due to labour shortages in some regions.
- Revenue included an increased level of low or no-margin items including contractual mechanisms to recover cost increases.



UNDERLYING EBITA

- The Operating Division delivered a 29.6% increase in underlying EBITA versus H1 FY22.
- Earnings growth was driven by L&I which benefitted from high volumes across its strategic infrastructure (including grain and automotive terminals and container parks) as well as the contribution from rate increases introduced in late FY22 to restore margins to acceptable levels.
- P&B earnings declined modestly mainly due to operational inefficiencies from port congestion, the ongoing operational impact of labour shortages, and delays in fully recovering some cost increases (refer P&B section).

Logistics & Infrastructure

VERY STRONG H1 FY23 RESULTS UNDERPINNED BY HIGH VOLUMES ACROSS STRATEGIC INFRASTRUCTURE



	H1 FY23	H1 FY22	Change (\$'m)	Change (%)
Revenue	692.0	523.6	168.4	32.2%
EBITDA	147.3	92.2	55.1	59.8%
Depreciation	(28.8)	(22.3)	(6.5)	29.1%
EBITA	118.5	69.9	48.6	69.5%
EBITA %	17.1%	13.3%	n/a	3.8%

Note: The above financials exclude any allocation of Divisional Corporate Overheads

FINANCIAL PERFORMANCE AND COMMENTARY

- Grew revenue by 32.2% to \$692 million and underlying EBITA by 69.5% to \$118.5 million.
- Improved EBITA margins from 13.3% to 17.1% reflecting business mix and benefits of scale across Qube's infrastructure including grain and automotive terminals and container parks.
- · Effectively mitigated inflationary pressures.
- Experienced higher volumes across a number of products and services including:
 - Container transport, handling and storage activities across Australia
 - Rail activities predominantly across New South Wales and Victoria (which includes containers, grain and bulk commodities)
 - New rail activities from BlueScope (East Coast) steel contract
 - Project cargo, general cargo and roll-on roll-off (RoRo) activities across
 our AAT facilities in Brisbane, Port Kembla and Melbourne.
 - Agri activities in upcountry regional New South Wales, and export volumes loaded from Qube's NAT (Newcastle) and Quattro (Port Kembla) grain terminals.

Logistics & Infrastructure

QUBE CONTINUES TO PROGRESS ITS MLP TERMINAL INFRASTRUCTURE DEVELOPMENT



IMEX	INTERSTATE
 Stage 1 Manual Terminal commenced operations in November 2019 as an interim to Automation. Stage 2 Automated terminal is being delivered in three sections: As at 31 December 2022, Phase 1 (C-ASCs operating on the east side) is in the operational testing phase and is forecast to be completed in early FY24. Phase 2 and Phase 3 of Automation will progressively be introduced during FY24/FY25. On completion of Phase 3, the ultimate capacity is expected to remain unchanged at 1 million TEUs per annum The MLP IMEX Terminal handled around 54,000 TEU in H1 FY23 with some volume being diverted to Qube's other IMEX terminals while the automation rollout is being tested and refined. 	 The construction of the Interstate Terminal and Rail Access Network continues to progress in line with expectations. The majority of inground services are now complete, rail and sleepers have been delivered to site and paving works will commence in the next three months. The expected capital expenditure in relation to Stage 1a of the Interstate Rail Terminal remains unchanged at around \$133.5 million (around \$154 million for 100% of Stage 1a and Stage 1b). The required completion date for Stage 1A has been extended to 24th January 2024 as a result of the severe adverse weather in the period that delayed construction activities.

Ports & Bulk (P&B) HIGHER REVENUE BUT LOWER EARNINGS



	H1 FY23	H1 FY22	Change (\$'m)	Change (%)
Revenue	806.4	683.1	123.3	18.1%
EBITDA	123.4	126.0	(2.6)	(2.1%)
Depreciation	(59.0)	(55.6)	(3.4)	6.1%
EBITA	64.4	70.4	(6.0)	(8.5%)
EBITA %	8.0%	10.3%	n/a	(2.3%)

Note: The above financials exclude any allocation of Divisional Corporate Overheads

FINANCIAL PERFORMANCE AND COMMENTARY

- Grew revenue by 18.1% to \$806.4 million reflecting high volumes across most ports and bulk activities.
- Margins did not improve as expected mainly due to the impact of labour shortages, operational inefficiencies arising from port congestion, and inability to fully recover some cost increases. These issues are being addressed and improved margins are expected in H2 although is unlikely to be fully addressed until FY24.
- Australian stevedoring activities were pleasing with higher bulk and break-bulk volumes (mainly steel imports and grains exports), and higher vehicle import volumes.
- Energy related volumes increased with high activity levels from both production and exploration customers.
- New Zealand forestry activities continued to be impacted by lower log volume exports, although the contribution improved towards the end of the period from increased rates and a recovery in volumes (which is expected to continue).
- · Australian forestry activities were impacted by labour shortages.
- High volumes across most bulk activities and commodities (mineral sands, lithium and other base metals including nickel and copper), however the result was adversely impacted by labour shortages and delays in fully recovering some costs increase.

Patrick HIGHER REVENUE AND IMPROVED MARGINS



FINANCIAL PERFORMANCE								
Underlying Results								
	H1 FY23	H1 FY22	Change (\$'m)	Change (%)				
Patrick (100%)								
Revenue	400.0	351.0	49.0	14.0%				
EBITDA*	165.3	130.2	35.1	27.0%				
Depreciation	(38.4)	(36.8)	(1.6)	4.3%				
EBITA	126.9	93.4	33.5	35.9%				
EBITA %	31.7%	26.6%	n/a	5.1%				
Qube (50%)								
Qube share of NPAT	27.0	17.4	9.6	55.2%				
Qube share of NPAT (pre-amortisation)	31.8	22.8	9.0	39.6%				
Qube interest income net of tax from Patrick	5.2	6.1	(0.9)	(15.0%)				
Total Qube share of NPAT from Patrick	32.2	23.5	8.7	37.0%				
Total Qube share of NPATA from Patrick	37.0	28.9	8.1	28.0%				

*12-month EBITDA (100%) to 31 Dec 22 was \$314.9 million.

FINANCIAL PERFORMANCE AND COMMENTARY

- Underlying revenue and earnings were above expectations with revenue growth of 14.0% and EBITA growth of 35.9% compared to the prior corresponding period.
- The performance was predominantly driven by high storage and other ancillary revenues despite volumes (lifts) being relatively flat compared to the prior corresponding period.
- Patrick's contribution to Qube's underlying NPATA result was \$37.0 million, up 28.0%.
- Patrick continues to generate strong cashflow and distributed \$45.0 million cash to each of its shareholders in the period, comprising dividends and interest income on shareholder loans.



Dividend Interest income (pre-tax)

Patrick MARKET SHARE DECREASED SLIGHTLY, KEY PROJECTS ARE ON TRACK TO BE DELIVERED



Patrick Market Share H1 FY 23 Volume Growth vs PCP 42.2% 42.5% 42.1% 4 3% 42 0% • 3.4% 41.5% 41.0% 40.7% 41.0% 0.9% 40.5% 40.0% -0.3% 39.5% TEU Lifts

■Market (4 ports) ■Patrick

Lift growth

Indicative volume (lift) segmentation -H1 FY23

TEU growth

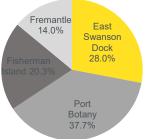
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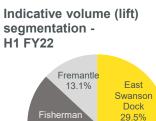
4.0%

2.0%

0.0%

-2.0%





Port Botany

35.4%

Island 22.0%

Jun-22

VOLUME & MARKET SHARE

Dec-22

- Patrick volume (lifts) in H1 FY23 were -0.3% lower than H1 FY22, against market growth of 3.4%.
- Patrick market share decreased slightly by 1.2% to 41.0% compared to June 22, impacted by the transfer of the OC1 Trident Service in Melbourne to DP World.
- Patrick renewed and secured several contracts in H1 FY23 which added certainty to Patrick's future volume and revenue profile.
- Patrick spent capex of \$30.7 million in H1 FY23 (growth and maintenance) and continues to focus on these key investments with c.\$59 million capex expected in H2 FY23:
 - Port Botany rail terminal phase 1 completed, phase 2 works are well progressed with the project on track to be delivered by September 2023.
 - Automated truck handling project went live in Fishermen Islands in July 2022 and will be rolled out in Port Botany in mid-2023.
 - Crane automation pilot program in Fisherman Islands is in the final stages and expected to fully implement by March 2023.
 - East Swanson rail facility construction is well progressed and due for completion in mid-2023.
 - Fremantle redevelopment construction in progress with civil works to be delivered by mid-2023.

Qube Proportional Underlying Results

A VERY STRONG FINANCIAL PERFORMANCE



QUBE PROPORTIONAL UNDERLYING RESULT							
		H1		12 months to			
Including Proportional Patrick	FY 23 (\$m)	FY 22 (\$m)	Change (%)	Dec-22 (\$m)	Dec-21 (\$m)	Change (%)	
Revenue	1,697.2	1,391.5	22.0%	3,243.6	2,645.3	22.6%	
EBITDA	317.4	255.5	24.2%	590.5	480.6	22.9%	
EBITA	208.7	157.6	32.4%	375.6	289.9	29.6%	
EBITDA Margin	18.7%	18.4%	0.3%	18.2%	18.2%	0.0%	
EBITA Margin	12.3%	11.3%	1.0%	11.6%	11.0%	0.6%	

The above information reflects Qube's underlying financial performance inclusive of Qube's 50% proportional interest in Patrick's revenue and earnings.



Narrabri Intermodal Terminal

Patrick Terminals – Sydney AutoStrad

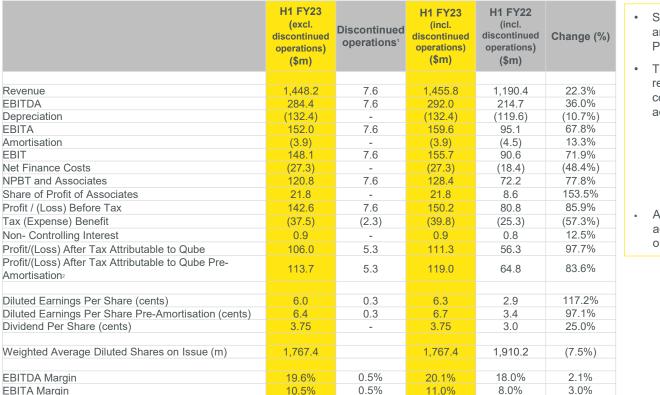


Key Financial Information

these reliefs

IMEX & Interstate Terminal, Moorebank Logistics Park

Qube Statutory Results



CNBE

- Statutory earnings are shown exclusive and inclusive of the discontinued Property Division.
- The reconciliation between statutory results and reported underlying results is consistent to prior years with the key adjustments being;
 - Reversing the impact of AASB16
 Lease Accounting Standard for both
 Qube and Patrick.
 - Removing the Property Division result (now discontinued and non-recurring).
- A detailed reconciliation of underlying adjustments can be found in Appendix 1 on slide 37.

Notes:

1. Qube completed the monetisation of the MLP Property Assets on 15 December 2021, and the Property Division has been discontinued effective from that date. As a result, the earnings associated with this Division have been classified under discontinued operations in the H1 FY23 financial statements. 2. Profit After Tax Attributable to Qube adjusted for Qube's amortisation and Qube's share of Patrick's amortisation.

Qube Underlying Results

A VERY STRONG FINANCIAL PERFORMANCE



	H1 FY 23 (\$m)	H1 FY 22 ¹ (\$m)	Change (%)
_			00.40/
Revenue	1,497.2	1,216.0	23.1%
EBITDA	234.7	190.4	23.3%
Depreciation	(89.5)	(79.5)	(12.6%)
EBITA	145.2	110.9	30.9%
Amortisation	(4.0)	(4.5)	11.1%
EBIT	141.2	106.4	32.7%
Net Finance Costs	(6.6)	(3.8)	(73.7%)
NPBT and Associates	134.6	102.6	31.2%
Share of Profit of Associates	29.8	15.7	89.8%
Profit / (Loss) Before Tax	164.4	118.3	39.0%
Tax (Expense) Benefit	(40.4)	(30.8)	(31.2%)
Non- Controlling Interest	0.9	0.8	12.5%
Profit After Tax Attributable to Qube	124.9	88.3	41.4%
Profit After Tax Attributable to Qube Pre-Amortisation ¹	132.6	96.8	37.0%
Diluted Earnings Per Share (cents)	7.1	4.6	54.3%
Diluted Earnings Per Share Pre-Amortisation (cents)	7.5	5.1	47.1%
Interim Dividend Per Share (cents)	3.75	3.00	25.0%
Weighted Average Diluted Shares on Issue (m)	1,767.4	1,910.2	(7.5%)
EBITDA Margin	15.7%	15.7%	-
EBITA Margin	9.7%	9.1%	0.6%

- Prior slides speak to the very strong Operating Division and Patrick contribution to Qube's H1 FY23 results.
- Net finance costs in the period are net of interest income on shareholder loans to Patrick (\$7.4 million) and adjusts for capitalised interest (\$8.0 million) on MLP development capital.
- The increase in EBITA % margins in H1 FY23 is due to the very strong earnings contribution from the L&I business unit which reflects business mix and benefits of scale across Qube's operations and infrastructure.
- Underlying results assume a flat 30% income tax rate.
- EPSA increased 47.1% to 7.5 cps due to the high earnings growth and full period benefit from the share buyback completed in May 2022 (~8% lower shares on issue).
- Increased dividends per share reflects very strong earnings growth and positive outlook.
- Qube received around \$220 million in deferred consideration from the MLP monetisation in the period, bringing the total consideration received as at Dec-22 to approx. \$1.58 billion.
- Qube expects to progressively receive the remaining c.\$80 million of deferred consideration as construction of stage 1a of the MLP Interstate Terminal is delivered (H2 FY23 and FY24).

Notes:

1. Profit After Tax Attributable to Qube adjusted for Qube's amortisation and Qube's share of Patrick's amortisation.

A reconciliation of H1 FY23 statutory to underlying results is included in slide 37.

Capital Expenditure ONGOING INVESTMENT IN MAINTENANCE AND GROWTH ASSETS



GROSS CASH CAPEX BY BUSINESS UNIT

	Growth	Maintenance	MLP Terminals ²	Total Gross Capex	Disposal Proceeds	Net Capex
L&I	34.6	56.7	33.0	124.3	(0.4)	123.9
P&B	30.0	53.8	-	83.8	(9.6)	74.2
Other ¹	-	3.7	-	3.7		3.7
Total Qube	64.6	114.2	33.0	211.8	(10.0)	201.8

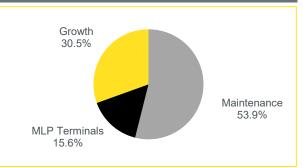
Note 1: Relates to discontinued operations (MLP capex) and corporate

Note 2: Including capex that relates to LOGOS/NIC 35% share of the Interstate terminal



Growth ■Maintenance ■MLP Terminals

GROSS CASH CAPEX BY CATEGORY

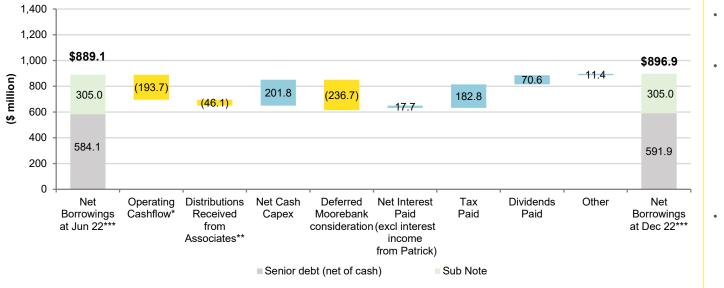


- Total gross capex of \$211.8 million (excluding capitalised interest) in the period, included the following items:
 - Grain wagons and locomotives
 - Warehouses, storage sheds, rail, mobile and other growth assets across the Operating Division
 - Maintenance capex
 - Development of the MLP Terminals (IMEX and Interstate).
- Maintenance capex (as % of depreciation) was 128% in H1 FY23.

Cash Flow IMPROVING CASH CONVERSION SUPPORTS ONGOING INVESTMENT



CHANGE IN NET BORROWINGS FOR SIX MONTHS TO 31 DECEMBER 2022



Notes:

* Operating cashflow includes operating lease payments which are classified in accordance with AASB 16 in Qube's statutory cashflow statement as a combination of payments of interest and principal.

** Distribution received from Associates includes interest income from Patrick.

*** Net borrowings exclude capitalised debt establishment costs (\$5.0 million) and are net of the value of the derivatives which fully hedge the USD denominated debt.

- Slight increase in net debt of \$7.8 million from June 22 to December 22.
- Major cashflow items included:
 - MLP deferred consideration and finalisation of transaction adjustments
 - Capital expenditure (net)
 - Capital gains tax relating to MLP monetisation.
- Operating cashflows represented an improved cash conversion ratio of 83% of underlying EBITDA compared to 71% for FY22.

Balance Sheet & Funding CONTINUED STRONG BALANCE SHEET AND LIQUIDITY POSITION



KEY DEBT METRICS				DEBT FACILITIES MATURITY PROFILE AT 31 DECEMBER 2022					R 2022					
Key metrics	31-Dec-22	30-Jun-22		800										
Net assets attributable to Qube (\$m)	3,044.6	2,993.1		800 700 600 _ 500										
Net debt (\$m) ¹	896.9	889.1	_			305								
Cash and undrawn debt facilities (\$m) ²	993.6	1,319.7	million	400 300				_		101				
Leverage ratio (%) ³	22.8%	22.9%	ŝ	200		365	51	346		321				
Weighted average debt facilities maturity (years)	2.5	2.1		100 0		50		240		100	02.		38	
Notes: 1. Excluding lease liabilities attributable to AASB16 2. Net of bank guarantees drawn. 3. Net debt / (Net debt+ Equity) where net debt excludes lead	ease liabilities attrii	butable to AASB16.		∎Bar	FY23 k Facilities	FY24 s S	FY25 ubordinat	FY26 ed Notes	FY27 CE	FY28 FC Faclii	FY29 ty	FY30 USPP		

- During H1 FY23, Qube has taken advantage of its strong liquidity position to rebalance its borrowing portfolio by reducing and extending the maturity of its facilities:
 - Terminating approximately \$460 million of its more expensive short-term liquidity facilities, bridge facility and term facilities;
 - Terminating \$100 million of its CEFC facility and shortening the maturity of the \$50 million balance pending discussion and agreement to reset new clean energy targets (existing facility was linked to specific Moorebank targets now not applicable)
 - Increasing the amount of other facilities by around \$240 million; and
 - Extending the term on approximately \$190 million of its existing bilateral facilities.
- Qube continues to have material liquidity to fund its growth, and is conservatively leveraged at 22.8%, being below the lower end of its target leverage range of 30% to 40%.

Summary and FY23 Outlook



QUBE

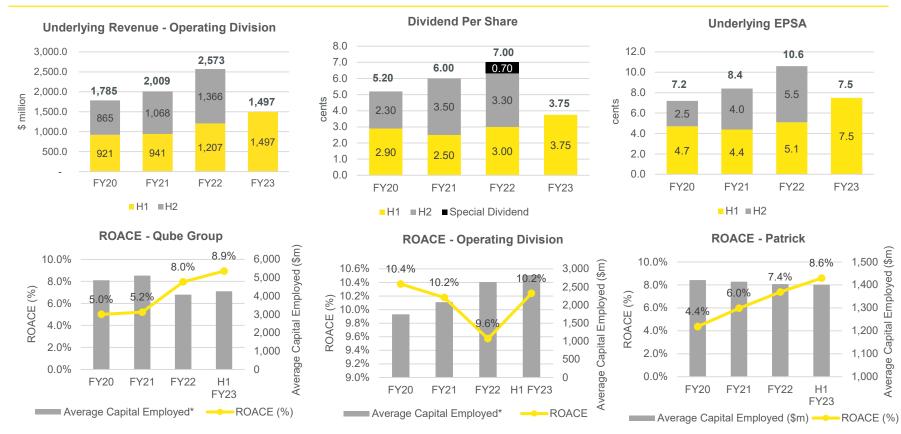
Qube's Strategy CONTINUES TO DELIVER SUSTAINABLE GROWTH



	SUST	AINABLE GROW	/TH
	H1 FY23 Results	H1 FY23 Outcome	Commentary
REVENUE = GDP+	+23.1% (vs H1 FY22)		Consistently delivering revenue growth well above GDP through organic and inorganic growth.
MARGIN GROWTH	EBITA margin: +0.6% (H1 FY22: 9.1%)		Focus on continuous margin improvement although significantly influenced by business mix and increasing quantum of low or no margin pass through revenue items.
ROACE = 10%+	Group ¹ : 8.9% (FY22: 8.0%) Operating Division ² : 10.2% (FY22: 9.6%) Patrick: 8.6% (FY22: 7.4%)	#	Sound improvement achieved. Expect to hit target in medium term.
EPSA GROWTH	+47.1% (vs H1 FY22)		Very focussed on delivering continued EPSA growth (particularly post completion of the MLP monetisation).
ORDINARY DIVIDEND GROWTH	+25.0% (vs H1 FY22)		Expect to increase ordinary dividends consistent with EPSA growth with potential for special dividends when circumstances justify it.
Legend	Achieved	# On-track	O Tracking below target

Note 1: Based on underlying EBITA (including Associates); Average capital employed excludes goodwill which arose from the Qube Restructure undertaken in 2011. Note 2: Based on underlying EBITA (excluding Associates); Average capital employed excludes goodwill which arose from the Qube Restructure undertaken in 2011.

Qube's Strategy CONTINUES TO DELIVER SUSTAINABLE GROWTH



*Note: Average capital employed excludes goodwill which arose from the Qube Restructure undertaken in 2011.

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Outlook – Key Challenges H2 FY23

BROADLY SIMILAR CONDITIONS EXPECTED OVERALL IN H2



KEY CHALLENGES

COVID-19	INFLATION	EXTREME WEATHER EVENTS	SUPPLY CHAIN DISRUPTION	LABOUR	VOLUMES – CHINA IMPACT
Minimal impact to the business.	Continued earnings impact on bulk activities. Likely to only be fully addressed in FY24. Expect some moderation of volumes for imported containerised freight due to inflation and higher interest rates.	Severe weather in New Zealand in Jan and Feb has reduced earnings (albeit not materially).	Continued improvement expected.	Skilled labour availability continues to impact the bulk business and Australian forestry activities. Similar impact to H1 with improvement expected in FY24.	Continued improvement in volumes.
		•			

Severity: Green – Low, Orange – Medium, Red - High

FY23 Outlook



	PREVIOUS GUIDANCE (FY22 Results Presentation)	CURRENT GUIDANCE	OUTLOOK
	 Strong growth currently expected in underlying revenue and earnings growth (EBITA). The Logistics & Infrastructure business unit is expected to 	 No change to previous full year guidance of strong underlying EBITA growth. 	
	achieve higher growth than the growth in the Ports & Bulk business unit.	 H2 earnings (EBITA) expected to be lower than H1 EBITA. 	
		• This mainly reflects some moderation in imported container volumes and the impact of severe weather in NZ in Jan and Feb 23.	
OPERATING DIVISION		 This guidance also reflects a range of assumptions for H2 including: Continued solid volumes and activity levels across most of Qube's markets. Ongoing cost and revenue impact from labour shortages in parts of Qube's business. Full recovery of cost increases in the bulk activities will only occur in FY24. No material adverse weather events. No incremental earnings from new acquisitions that are currently being assessed. 	
PATRICK	 Continued strong growth in underlying EBITDA/EBIT driven by modest market growth, stable market share and improved margins through productivity initiatives and the full period benefit of higher infrastructure and ancillary charges which offset higher operating costs (inc. labour, fuel and rent). Overall NPATA contribution to Qube expected to be modestly higher than FY22 due to an increased interest expense mainly resulting from higher base rates. 	 No change to previous full year guidance of strong underlying EBITDA/EBIT and modest NPATA growth. The contribution to Qube's NPATA in H2 is anticipated to be lower than H1 mainly reflecting some expected moderation in imported container volumes and higher interest costs. 	\Leftrightarrow

FY23 Outlook



	PREVIOUS GUIDANCE (FY22 Results Presentation)	CURRENT GUIDANCE	OUTLOOK
CORPORATE	 Corporate costs (EBIT) are expected to increase in FY23 mainly due to cost inflation, increased SHS expenditure and higher insurance costs. Significant increase in net interest expense (indicatively \$25-30 million above FY22) mainly resulting from higher average base rates expected in the period and reduced capitalisation of interest cost attributable to MLP related capex. 	 No change to previous full year guidance for Corporate costs (EBIT), but slight improvement in expected full year net interest expense which is now expected to be \$20-\$25 million above FY22 (ie \$5.0 million below previous guidance). This assumes no material change to current interest rate environment and outlook. 	1
CAPEX / DEPRECIATION	 Around \$400-500 million* excluding M&A mainly comprising: Growth capex across the Operating Division (inc. warehouses, storage sheds, locomotives, cranes and other operating equipment) Development of the MLP IMEX and Interstate Terminals Maintenance capex (expected to be around 85-95% of depreciation expense) Estimated capex excludes any potential further bolt-on acquisitions which will depend on finding suitable opportunities that meet Qube's key investment criteria. *This guidance does not take into account deferred consideration relating to the MLP Interstate Terminal that will be received in the period. 	 No change to previous full year guidance. Maintenance capex is expected to be at or slightly above 100% of depreciation expense in FY23 mainly as a result of the decision to acquire rather than lease some replacement locomotives and other equipment. 	
QUBE GROUP	 Underlying NPATA is expected to grow relative to FY22 although the extent of growth is highly dependent on the above factors as well as interest rates over the period. Growth in underlying EPSA is expected to be higher than the NPATA growth due to the full year benefit from the share buyback completed in May 2022. Overall, FY23 is expected to be another positive year for Qube (though significant risks and challenges remain). Qube's strong operational and financial position make it well placed to continue to deliver sustainable long-term earnings growth. 	 Currently expecting strong growth in full year underlying NPATA and EPSA. Underlying earnings (NPATA) in H2 are anticipated to be below H1 NPATA mainly due to the expected lower H2 earnings contribution from the Operating Division and Patrick and Qube's increased interest costs. Earnings growth rate will depend on a range of factors including market conditions in Qube's key markets, weather events, and the inflationary and interest rate environment. 	1

This outlook assumes no material adverse change to current conditions or volumes in Qube's markets or in domestic or global economic/political conditions, including any adverse change in the inflationary or interest rate outlook. It also assumes no deterioration in labour availability, and that Qube is not materially impacted by extreme weather events.

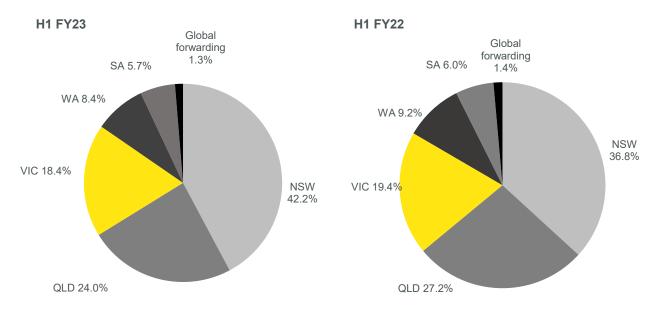
Additional Information: Operating Division

Qube Quattro Terminal, Port Kembla

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INDICATIVE REVENUE SEGMENTATION BY REGION

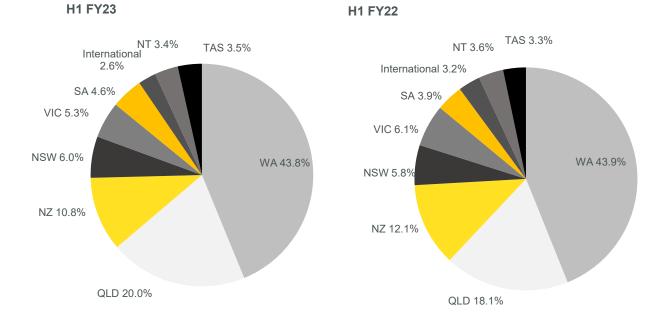


Notes: FY21 results restated to include contribution from AAT, MLP IMEX Terminal and TQ, for comparative purposes with FY22 reporting.

- Revenue growth across all regions in H1 FY23.
- Strongest contribution from NSW, QLD and VIC.
- NSW growth driven in part by an increase in grain exports and the full period contribution from the BlueScope contract.
- Diverse customer base with top 10 Logistics & Infrastructure customers representing around 14.5% of the Operating Division's total revenue and includes retailers, manufacturers, food processors, grain traders and shipping lines.



INDICATIVE REVENUE SEGMENTATION BY REGION



- P&B offers a diverse range of services across numerous geographies, commodities and markets to many different customers.
- Top 10 P&B customers represent around 18.7% of the Operating Division's total revenue and includes mining companies, shipping lines, energy and gas companies.



INDICATIVE REVENUE SEGMENTATION BY INDUSTRY H1 FY 23 H1 FY 22¹ Change H1 FY23 H1 FY22 By Industry (\$m) (\$m) (%) Infrastructure and project Infrastructure and project works 4.9% works 4.6% Container handling 129.7 Container 116.3 11.5% Container & terminal services handling & handling & Freight Freight terminal services Retail 69.2 51.1 35.5% terminal services Fwd 8.4% Fwd 8.8% 22.2% 18.7% Agriculture 133.4 117.7 13.4% Food Processing 71.3 53.9 32.4% Mining 31.3 24.0 30.5% Manufacturing Manufacturing 166.7 89.2 86.9% 17 0% Manufacturing Freight Forwarding 58.4 46.1 26.7% Retail 24 1% Retail 9.8% Infrastructure and 10.0% 32.1 25.5 25.9% project works Mining 4.6% 692.0 523.6 32.2% Total Aariculture 19.3% Food Processing Agriculture Mining 4.5% 10.3% 22.5% Food Processing 10.3%

Notes:

1. H1 FY22 results restated to include contribution from AAT, MLP IMEX Terminal and TQ, for comparative purposes with H1 FY23 reporting.



INDICATIVE REVENUE SEGMENTATION BY PRODUCT H1 FY23 H1 FY H1 FY H1 FY22 Change 23 22 By Product (%) Infrastructur (\$m) (\$m) Infrastructu Other*** re 3.2% Iron Ore Iron Ore e 4.6% Iron Ore 67 6 66.5 1.7% Other*** Ancillary8.3% 8.4% 9.7% Other Base Metals 10.8% Services 97.3 13.5% (Copper, Nickel and 85.8 4 2% Ancillarv Other Base Zinc)* Facility Services 4 4% Other Base Metals* Lithium 58.9 34.6 70.1% Operations 12.1% Metals* 51.2 Mineral sands 43.6 17.4% 3.6% Facility 12.6% 37.8 Coal 31.6 19.4% Operations l ithium 3.2% 6.3 3.3 91.0% Gold Lithium 7.3% Energy 11.5 12.9 (11.0%)Lime 5.1% 13.2% 33.8 28.4 19.0% Energy Manganese 9.7% Bulk Scrap and 37 6 16.2% Mineral 324 Mineral Others** sands 6.3% sands 6.4% Vehicles/M Forestry Products 113.6 97.0 17.1% Vehicles/Ma Coal 4.7% achinerv/B Coal 4.6% Vehicles/Machinerv chinery/Boa 28.6 22.8 25.7% oats/WHSS /Boats/WHSS Gold 0.8% ts/WHSS Gold 0 5% 3.5% Lime 1.4% Energy 106.8 66.2 61.4% 3.3% Forestry Lime 1.9% Bulk Scrap Manganese Forestry Facility Operations 28.8 Bulk Scrap 21.7 32.4% Products Products and Manganese 14.1% 4.2% and 33.9 30.0 12.9% Ancillary Services 14.2% Others** Others** 4.2% Other*** 66.7 74.5 (10.5%)47% 4.8% 26.1 31.8 (17.9%)Infrastructure

Notes:

*"Other base metals" include copper, nickel and zinc

** "Bulk scrap and others" include cement, frac sands, talc, fertilisers and aluminium

*** "Other" include containers, general cargo, metal products and sundry income

18.1%

806.4

Total

683.1

Additional Financial Information (Appendices)

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Appendix 1 RECONCILIATION OF H1 FY23 – STATUTORY RESULTS TO UNDERLYING RESULTS

ated	Statutory earnings include the following key items which have been excluded from underlying earnings, consistent with past practise:
	Lease accounting standard (AASB 16) related

 Lease accounting standard (AASB 16) related items which reduced Qube's statutory NPAT by \$14.3 million.

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- Discontinued operations associated with the discontinuation of the Property Division of \$7.6 million.
- Other is mainly related to Oracle implementation costs, IT software development and legal acquisition costs.

Year Ended 31 December 2022	Division (\$m)	Operations (\$m)	and Other (\$m)	Patrick (\$m)	Consolidated (\$m)
Statutory net profit/(loss) before income tax	149.2	7.6	(33.4)	26.8	150.2
Share of (profit)/loss of equity accounted investments	(2.4)	-	-	(19.4)	(21.8)
Net finance cost/(income)	20.0	-	14.7	(7.4)	27.3
Depreciation and amortisation	135.5	-	0.8	-	136.3
Statutory EBITDA	302.3	7.6	(17.9)	-	292.0
AASB 16 leasing adjustments	(52.1)	-	(0.8)	-	(52.9)
Discontinued operations	-	(7.6)	-	-	(7.6)
Other	3.0	-	0.2	-	3.2
Underlying EBITDA	253.2	-	(18.5)	-	234.7
Underlying depreciation	(89.4)	-	(0.1)	-	(89.5)
Underlying EBITA	163.8	-	(18.6)	-	145.2
Underlying amortisation	(4.0)	-	-	-	(4.0)
Underlying EBIT	159.8	-	(18.6)	-	141.2
Underlying net finance income/(cost)	(0.3)	-	(13.7)	7.4	(6.6)
Share of profit/(loss) of equity accounted investments	2.4	-	-	19.4	21.8
Underlying adjustments:					
Underlying adjustments AASB 16 leasing	-	-	-	7.5	7.5
Underlying adjustments other	0.4	-	-	0.1	0.5
Underlying share of profit/(loss) of equity accounted					
investments	2.8	-	-	27.0	29.8
Underlying net profit/(loss) before income tax	162.3	-	(32.3)	34.4	164.4

Operating Discontinued Corporate

Appendix 2 RECONCILIATION OF H1 FY22 – STATUTORY RESULTS TO UNDERLYING RESULTS



Year Ended 31 December 2021	Operating Division (\$m)	Discontinued Operations (\$m)	Corporate and Other (\$m)	Patrick (\$m)	Consolidated (\$m)
		(0.0.0)			
Statutory net profit/(loss) before income tax	111.3	(28.3)	(21.2)	19.0	80.8
Share of (profit)/loss of equity accounted investments	1.7	-	-	(10.3)	(8.6)
Net finance cost/(income)	16.6	5.6	4.9	(8.7)	18.4
Depreciation and amortisation	122.7	0.6	0.8	-	124.1
Statutory EBITDA	252.3	(22.1)	(15.5)	-	214.7
Fair value gains on investment property	(3.5)	-	-	-	(3.5)
AASB 16 leasing adjustments	(48.1)	(0.4)	(0.5)	-	(49.0)
Discontinued operations	-	7.4	-	-	7.4
Loss on sale of assets held for sale	-	9.7	-	-	9.7
Fair value loss on Beveridge	-	5.6	-	-	5.6
Other	4.9	-	0.6	-	5.5
Underlying EBITDA	205.6	0.2	(15.4)	-	190.4
Underlying depreciation	(79.2)	(0.2)	(0.1)	-	(79.5)
Underlying EBITA	126.4	(0.0)	(15.5)	-	110.9
Underlying amortisation	(4.5)	-	-	-	(4.5)
Underlying EBIT	121.9	(0.0)	(15.5)	-	106.4
Underlying net finance income/(cost)	(0.5)	-	(12.0)	8.7	(3.8)
Share of profit/(loss) of equity accounted investments	(1.8)	-	-	10.4	8.6
Underlying adjustments:	,				
Underlying adjustments AASB 16 leasing	-	-	-	7.1	7.1
Underlying share of profit/(loss) of equity accounted					
investments	(1.8)	-	-	17.5	15.7
Underlying net profit/(loss) before income tax	119.6	(0.0)	(27.5)	26.2	118.3

Appendix 3 OPERATING DIVISION – UNDERLYING RESULTS



	H1 FY 23 (\$m)	H1 FY 22 (\$m)	Change (%)
Total revenue	1,497.1	1,206.8	24.1%
EBITDA	253.2	205.6	23.2%
Depreciation	(89.4)	(79.2)	(12.9%)
EBITA	163.8	126.4	29.6%
Amortisation	(4.0)	(4.5)	11.1%
EBIT	159.8	121.9	31.1%
Share of Profit of Associates (excluding Patrick)	2.8	(1.8)	N/A
EBITDA Margin (%)	16.9%	17.0%	(0.1%)
EBITA Margin (%)	10.9%	10.5%	0.4%

Appendix 4 OPERATING DIVISION (BY BUSINESS UNIT) – UNDERLYING RESULTS



	H1 FY 23	H1 FY 22	Change
	(\$m)	(\$m)	(%)
Logistics & Infrastructure	692.0	523.6	32.2%
Ports & Bulk	806.4	683.1	18.1%
Divisional Corporate	(1.3)	0.1	N/A
Revenue	1,497.1	1,206.8	24.1%
Logistics & Infrastructure	147.3	92.2	59.8%
Ports & Bulk	123.4	126.0	(2.1%)
Divisional Corporate	(17.5)	(12.6)	(38.9%)
EBITDA	253.2	205.6	23.2%
Logistics & Infrastructure	(28.8)	(22.3)	(29.1%)
Ports & Bulk	(59.0)	(55.6)	(6.1%)
Divisional Corporate	(1.6)	(1.3)	(23.1%)
Depreciation	(89.4)	(79.2)	(12.9%)
•		,	
Logistics & Infrastructure	118.5	69.9	69.5%
Ports & Bulk	64.4	70.4	(8.5%)
Divisional Corporate	(19.1)	(13.9)	(37.4%)
EBITA	163.8	126.4	29.6%
Logistics & Infrastructure	-	-	N/A
Ports & Bulk	-	-	N/A
Divisional Corporate	(4.0)	(4.5)	11.1%
Amortisation	(4.0)	(4.5)	11.1%
		, ,	
Logistics & Infrastructure	118.5	69.9	69.5%
Ports & Bulk	64.4	70.4	(8.5%)
Divisional Corporate	(23.1)	(18.4)	(25.5%)
EBIT	159.8	121.9	31.1%

	H1 FY 23 (\$m)	H1 FY 22 (\$m)	Change (%)
Logistics & Infrastructure	21.3%	17.6%	3.7%
Ports & Bulk	15.3%	18.4%	(3.1%)
Divisional Corporate	N/A	N/A	N/A
EBITDA Margin (%)	16.9%	17.0%	(0.1%)
Logistics & Infrastructure	17.1%	13.3%	3.8%
Ports & Bulk	8.0%	10.3%	(2.3%)
Divisional Corporate	N/A	N/A	N/A
EBITA Margin (%)	10.9%	10.5%	0.4%
Logistics & Infrastructure	17.1%	13.3%	3.8%
Ports & Bulk	8.0%	10.3%	(2.3%)
Divisional Corporate	N/A	N/A	N/A
EBIT Margin (%)	10.7%	10.1%	0.6%

Appendix 5 PATRICK – UNDERLYING RESULTS

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	H1 FY 23 (\$m)	H1 FY 22 (\$m)	Change (%)
100%			
Revenue	400.0	351.0	14.0%
EBITDA	165.3	130.2	27.0%
Depreciation	(38.4)	(36.8)	(4.3%)
EBITA	126.9	93.4	35.9%
Amortisation	(13.8)	(15.4)	10.4%
EBIT	113.1	78.0	45.0%
Interest Expense (Net) - External	(21.2)	(11.0)	(92.7%)
Interest Expense Shareholders	(14.8)	(17.5)	15.4%
NPAT	54.0	34.8	55.2%
NPAT (pre-amortisation)	63.7	45.6	39.7%
EBITDA Margin (%)	41.3%	37.1%	4.2%
EBITA Margin (%)	31.7%	26.6%	5.1%
EBIT Margin (%)	28.3%	22.2%	6.1%
Qube (50%)			
Qube share of NPAT	27.0	17.4	55.2%
Qube share of NPAT (pre-amortisation)	31.8	22.8	39.5%
Qube interest income net of tax from Patrick	5.2	6.1	(14.8%)
Total Qube share of NPAT from Patrick	32.2	23.5	37.0%
Total Qube share of NPAT (pre-amortisation) from Patrick	37.0	28.9	28.0%
Total cash distribution			
Interest income (pre-tax)	7.25	9.00	(18.9%)
Dividend	37.75	31.00	21.9%
Total	45.00	40.00	12.5%

Appendix 6 OTHER – UNDERLYING RESULTS



Corporate	H1 FY 23 (\$m)	H1 FY 22 (\$m)	Change (%)
Revenue	0.1	0.3	(66.7%)
EBITDA	(18.5)	(15.4)	(20.1%)
Depreciation	(0.1)	(0.1)	-
EBITA	(18.6)	(15.5)	(20.0%)
Amortisation	-	-	-
EBIT	(18.6)	(15.5)	(20.0%)
EBIT	(18.6)		(15.5)

Qube Share of Profit of Associates (excluding Patrick)	H1 FY 23 (\$m)	H1 FY 22 (\$m)	Change (%)
IMG	1.1	(0.8)	N/A
NSS	0.9	0.8	12.5%
Prixcar	0.8	(1.8)	N/A
Total	2.8	(1.8)	N/A

EXPLANATION OF UNDERLYING INFORMATION

Underlying revenues and expenses are statutory revenues and expenses adjusted to exclude discontinued operations and certain non-cash and non-recurring items such as fair value adjustments on investment properties, impairments and the impact of AASB 16, in order to reflect core earnings. Income tax expense is based on a prima-facie 30% tax charge on profit before tax and associates.

References to 'underlying' 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.

