

Queenstown Airport Corporation Limited

Capital Reporting Update

June 2025

Introduction

This report provides an update on the Capital Plan (The Plan) for Queenstown Airport Corporation Limited (QAC). The Plan represents the proposed investment to deliver on the Master Plan 2023 investment programme.

QAC Commitment

As outlined in the FY25 Statement of Intent:

- Present project milestone and exception reporting, and brief the major shareholder through its AFRC, including dividend expectations.

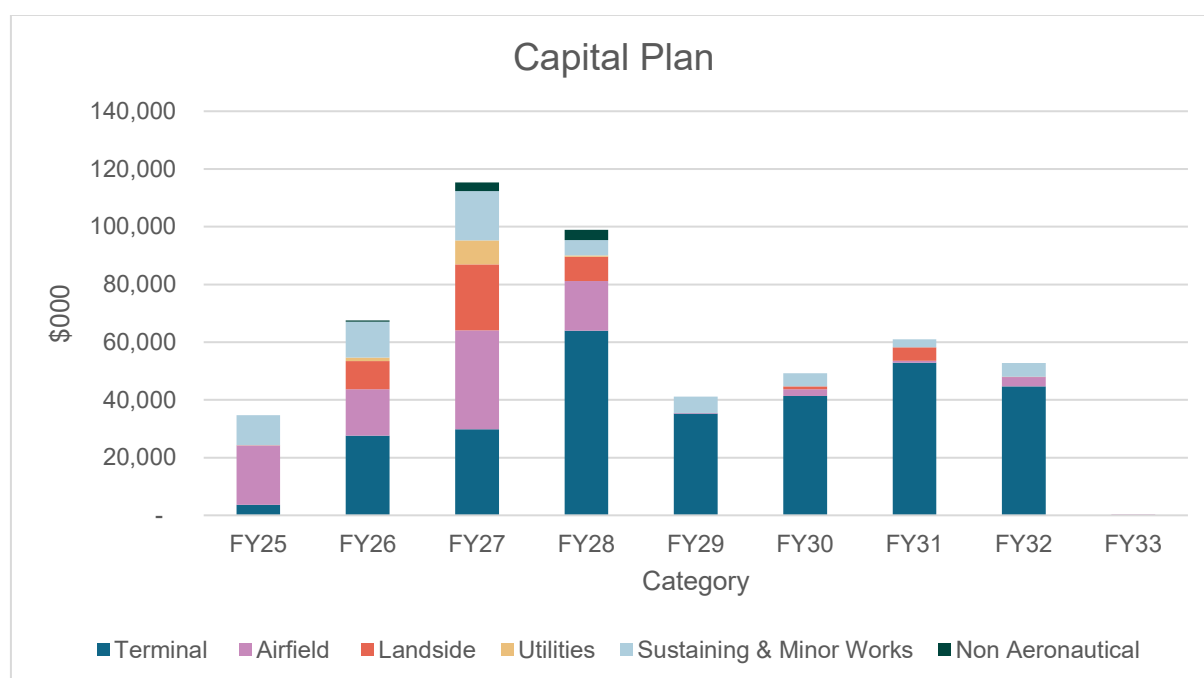
The Plan

During FY25, the Development Plan, supported by Aurecon, was completed. The Plan presented below reflects a combination of the Development Plan, Sustaining Capital, and non-aeronautical, explained further below:

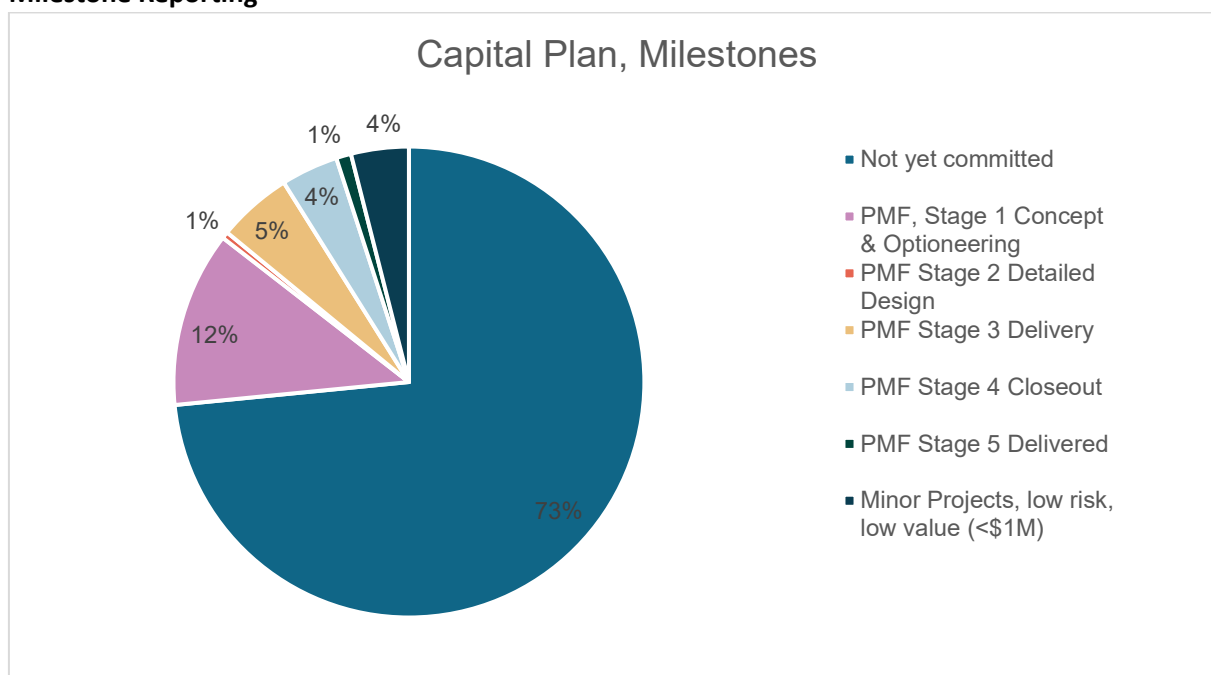
- Development Plan – Investment required to deliver on the Master Plan 2023.
- Sustaining Capital – Investment in existing assets to ensure they remain operable, resilient, and sustainable.
- Non-aeronautical – investment in industrial & commercial land development on the Frankton Flats.

| \$000 | FY25 | FY26 | FY27 | FY28 | FY29 | FY30 | FY31 | FY32 | FY33 | Total |
|------------------------------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|------------|----------------|
| Terminal | 3,661 | 27,556 | 29,764 | 63,932 | 35,233 | 41,320 | 52,862 | 44,634 | - | 298,962 |
| Airfield | 20,529 | 16,082 | 34,284 | 17,185 | 294 | 2,378 | 701 | 3,217 | 314 | 94,984 |
| Landside | 134 | 9,800 | 22,914 | 8,521 | - | 933 | 4,603 | 134 | - | 47,039 |
| Utilities | - | 1,212 | 8,328 | 370 | - | - | - | - | - | 9,910 |
| Master Plan 2023 Investment | 24,324 | 54,649 | 95,290 | 90,009 | 35,527 | 44,631 | 58,166 | 47,985 | 314 | 450,895 |
| Sustaining & Minor Works | 10,351 | 12,426 | 17,041 | 5,315 | 5,560 | 4,590 | 2,780 | 4,835 | - | 62,898 |
| Non Aeronautical | - | 400 | 3,000 | 3,600 | - | - | - | - | - | 7,000 |
| | 34,675 | 67,475 | 115,331 | 98,925 | 41,087 | 49,221 | 60,946 | 52,820 | 314 | 520,793 |

The financial Year is from 1 July to 30 June (e.g. FY25 ends on 30 June 2025)



Milestone Reporting



PMF – Project Management Framework

FY25 Capital Investment

The FY25 capital investment represents a modest delivery programme, which is forecast to be \$34.7M. The most significant delivered project was EMAS (\$20.9M). The significant projects are presented below.

Exception Reporting

There are no exceptions to be brought to the attention of AFRC.

Significant Capital Projects Delivered (Stage 5) in FY25 (>\$1M)

| | Project Value (\$M) | Time | Budget | Scope |
|------------------------------------|---------------------|------|--------|-------|
| Airfield Safety Initiatives (EMAS) | \$20.90 | | | |
| Terminal Interiors - Stage 2 | \$1.60 | | | |
| AGL Purchase | \$1.20 | | | |

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Significant Capital Projects in 'Delivery' (Stage 3) in FY25 that will be commissioned in subsequent periods (>\$1M)

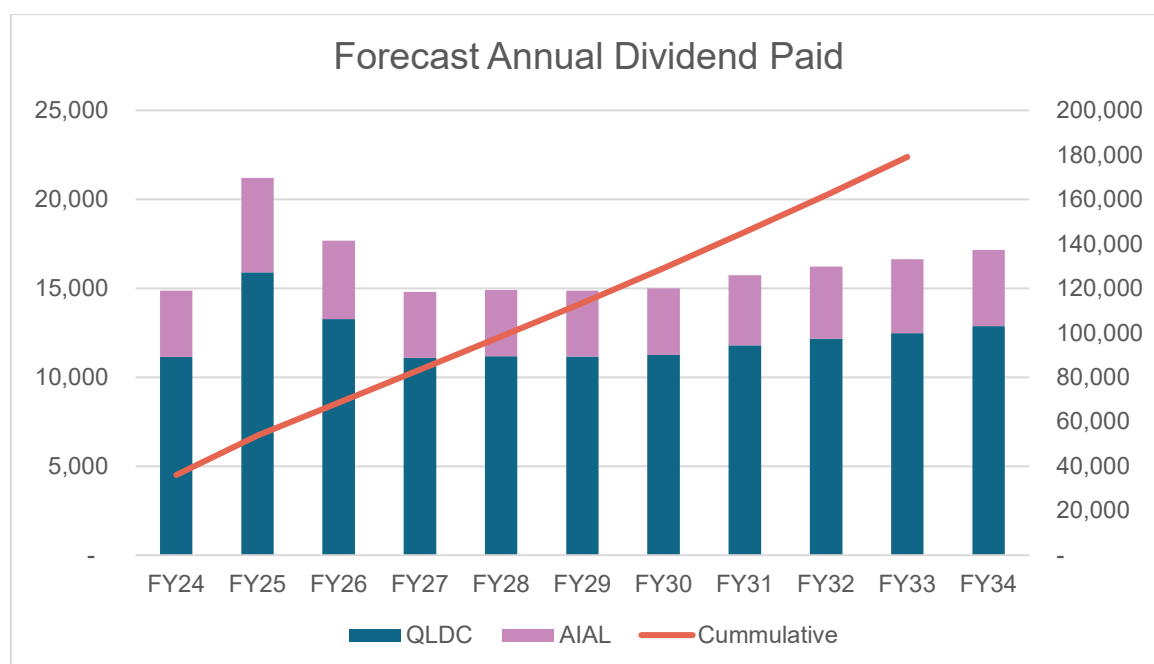
| | Project Value (\$M) | Est. Commissioning Date |
|--|---------------------|-------------------------|
| Back of House (ground handler office, Airfield Ground Lighting, Electrical Upgrades) | \$12.2M | Q4, FY26 |
| Seismic Strengthening | \$10.0M | Q1, FY27 |
| RPU Replacements | \$1.7M | Q2, FY26 |
| Domestic Lounge Bathrooms | \$1.2M | Q1, FY26 |

Significant Projects to Commence (*'Detailed Design'*) in FY26

| | Project Value (\$M) | Est. Commissioning Date |
|---|---------------------|-------------------------|
| BMU Compliance & Capacity Upgrade | \$20.2M | Q1, FY28 |
| Heavy Taxiway | \$41.3M | Q2, FY28 |
| Northern Aviation Precinct | \$9.5M | Q1, FY27 |
| Airport House (Office) | \$20.0M | Q3, FY27 |
| Airfield Utilities (Stormwater & Power) | \$9.5M | Q4, FY27 |
| Runway Overlay | \$10.0M | Q4, FY27 |

Dividend Forecast

The dividend forecast presented reflects the dividends paid in the respective period. Dividend expectations are on track, per the forecast.

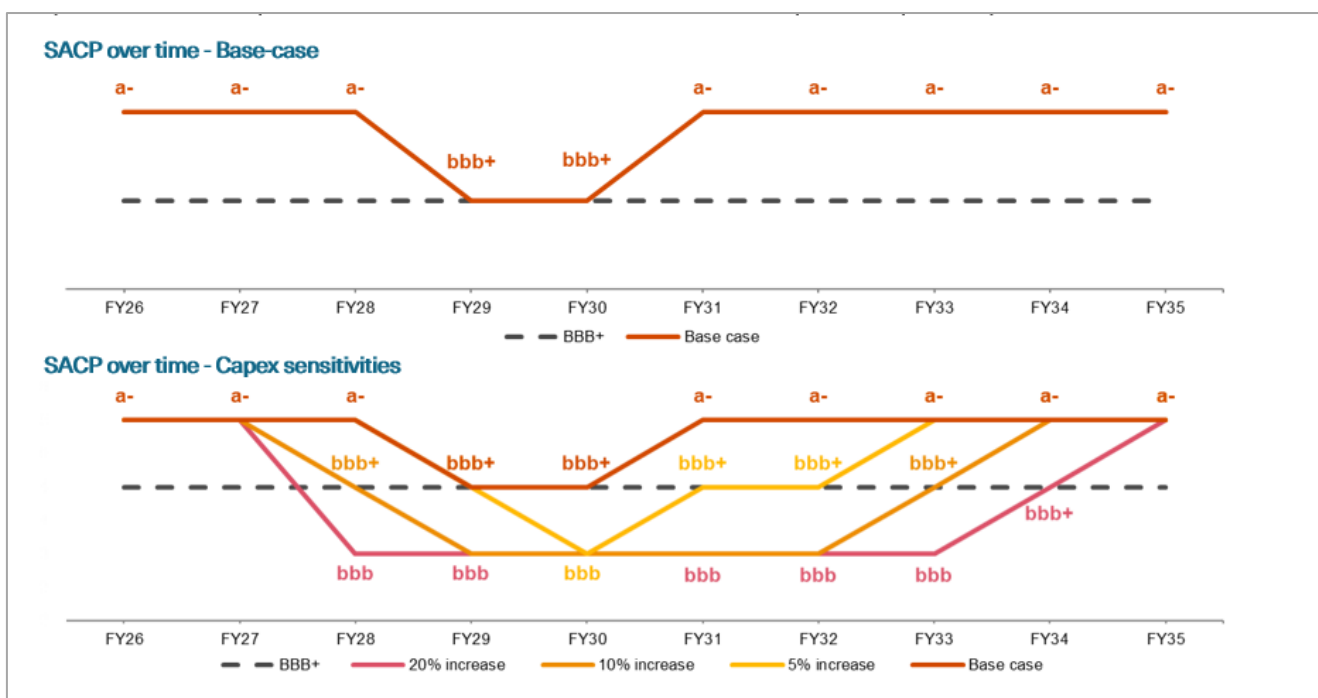


Funding & Debt

QAC has engaged PwC to help prepare its funding Strategy. The Funding Strategy highlights a shadow credit rating for QAC of **A-**. The following is commented on:

QAC's strong competitive position is underpinned by its role as the gateway to the tourism hub of Queenstown, its dominant market share of travel to this region, historically resilient international passenger flows, and its regulatory framework/pricing principles that enable recovery of capital expenditure.

QAC is demonstrating a disciplined approach to its upcoming capital expenditure and forecasting credit metrics supporting a Modest Financial Risk Profile.

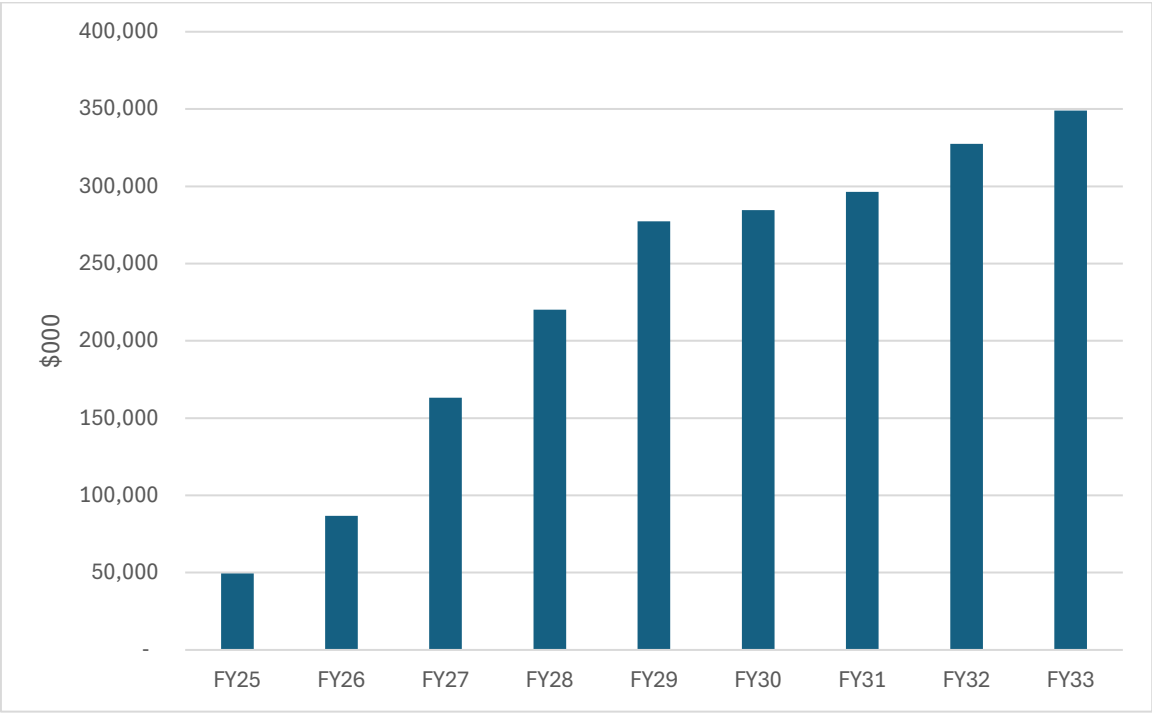


Management met with 10 banks on May 25 to gauge their appetite for debt funding for QAC. We remain confident that QAC can fund the capital programme outlined.

The banks presented strong support for QAC due to the strong post-COVID recovery, the quality of Queenstown's tourism proposition supporting strong forecast demand, the strong balance sheet and low gearing, and the shadow credit rating.

Forecast Debt (Drawn)

Forecast debt is presented below.



Andrew Williamson
Chief Financial Officer
June 2025