

25 November 2024

ASX Market Announcements
Australian Stock Exchange Limited
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ORAMS MARKET UPDATE

PARTNERSHIP WITH PRECINCT PROPERTIES

Ariadne Australia Limited (“Ariadne”) announces that, further to the announcement on 28 August 2024, definitive partnership documentation (“the Partnership”) has been executed between Orams Group Limited (“OGL”), Orams Residential Limited (“ORL”) and Precinct Properties Wynyard Limited and PPNZ Westhaven Investment Limited (collectively “Precinct Properties”).

The transaction is anticipated to complete by the end of November 2024.

The documentation provides that Precinct Properties will acquire:

- a 24.9% interest in the ground lease and buildings of Orams Marine Village; and
- a 50% interest in the adjoining residential site.

The Partnership will be structured through two limited partnerships:

- (i) A property joint venture in which OGL will hold a 75.1% interest, holding Orams Marine Village, New Zealand’s premier marine facility, including its 125-year waterfront ground lease and associated water leases; and
- (ii) A residential joint venture in which ORL and Precinct Properties will each hold a 50% interest, with Precinct Properties appointed as Development Manager.

OGL will retain 100% ownership of Orams Marine Services Ltd (“OMS”), New Zealand’s largest marine maintenance and refit services business.

The Partnership will accelerate the construction of the approved commercial buildings within Orams Marine Village and the development of the adjoining residential site.

Ariadne holds a 61% indirect equity interest in both OGL and ORL.

The transaction will materially reduce OGL’s existing debt facilities from NZ\$103 million to approximately NZ\$17 million, provide OGL with stable recurring cashflows arising from distributions from its 75.1% interest in the property joint venture as well as cash flows from OMS.

On completion, OGL will redeem in full the convertible note held by the Orams NZ Unit Trust.

ORAMS YTD OPERATING PERFORMANCE

OGL continues to perform well recording a consolidated EBITDA of NZ\$4.32m for the 4 month period from July to October. The two major components are:

- Property Division: EBITDA of NZ\$2.23 million, an increase of 13% on the prior corresponding period); and
- OMS: EBITDA of NZ\$2.09 million, an increase of 67% on the prior corresponding period

The OMS forward order book for maintenance and refit work remains strong, with bookings extending into 2026.

ENDS

Authorised for release by: The Board of Ariadne Australia Limited

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