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Authorisation

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Cobram Estate Olives (CBO)

Revisiting drivers

Recommendation

Hold (unchanged)

Price \$2.89

Target (12 months)

\$2.90 (unchanged)

Sector

Food Beverage and Tobacco

0.3%
1.6%
1.9%
\$1,497m
\$1,380m
477.4m
65%
\$1.3m
\$1.69-3.69

Price Performance						
	(1m)	(3m)	(12m)			
Price (A\$)	3.21	3.18	2.02			
Absolute (%)	-8.7	-7.9	45.0			
Del merket (9/)	6.7	EΛ	42.4			

Capital raising and drivers

We update our forecasts for CBO's recent capital raising, investment in US orchards and movements in input costs.

US orchard development: CBO recently announced a \$183m capital raising to fund the development of a further 1,600Ha of orchards in the US. In aggregate, CBO is targeting the planting of 2,580Ha over FY26-28e, lifting company oil production from ~0.5mL to ~9ml at maturity (c2035). Our forecasts have been updated to incorporate additional US plantings in FY27-28e, resulting in near term EPS dilution.

Input cost pressures: YTD VWAP water allocations trades on the Goulburn and VIC Murray systems are up +99% YOY to \$268/ML and compares to CBO's FY25 average cost of \$139/ML. Dec'25 averages are in the region of \$275/ML. Fertiliser and crop protection values are demonstrating modest YOY inflation as indicated by recent cost comments at SHV's FY25 result.

Pricing indicators: Landed EU inventories continue to land at lower values, down -41% YOY to a 30-month low (on a R3MA basis). We noted AGM comments that group packaged goods NSR was slightly higher YOY in 1Q26. At the same time we also note that an analysis of advertised selling prices for CBO and Spanish SKU's in Woolworths and Coles (~68% of FY25 Australian sales), highlights increased levels of promotional activity during 1H26e relative to 2H25 (See Fig.7-12 on page 3).

EPS changes are -3% in FY26e, -2% in FY27e and -6% in FY28e and reflect lower third-party US volumes, expanded orchard development, changes to orchard depreciation, higher crop growing costs in Australia and the dilutionary impact of the recent equity raise. Our target price is unchanged at \$2.90ps, with near term dilution mitigated by upgraded US orchard NPV's.

Investment view: Hold rating unchanged

There is no change to our Hold rating. While offering ~10% EPS CAGR to FY28e (on a R24M basis), CBO trades at ~32x FY26e EPS (R24MA basis). This multiple vs. growth equation does not stand out as relative value in the sector.

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3.50				*
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50.00	May 24	Nov 24	May 25	Nov 25

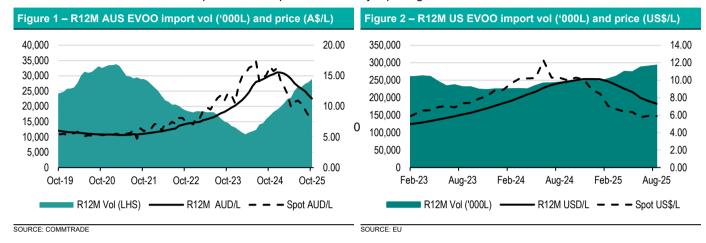
Earnings Forecast							
Year end June	2025	2026e	2027e	2028e			
Revenue (\$m)	335.5	324.6	366.3	354.8			
EBITDA (\$m)	116.6	88.9	128.7	103.5			
NPAT (reported) (\$m)	49.6	36.7	64.6	43.7			
NPAT (adjusted) (\$m)	49.6	36.7	64.6	43.7			
EPS (adjusted) (cps)	11.3	7.6	13.0	8.8			
EPS growth (%)	166.9	(32.4)	69.7	(32.4)			
PER (x)	25.6	37.8	22.3	32.9			
FCF Yield (%)	(0.3)	1.0	0.1	0.4			
EV/EBITDA (x)	12.8	16.8	11.6	14.5			
Dividend (¢ps)	4.5	4.5	4.5	4.5			
Franking (%)	70.0	70.0	70.0	70.0			
Yield (%)	1.6	1.6	1.6	1.6			
ROE (%) SOURCE: BELL POTTER SECURITIES ESTIMATES	13.6	6.6	10.8	7.0			

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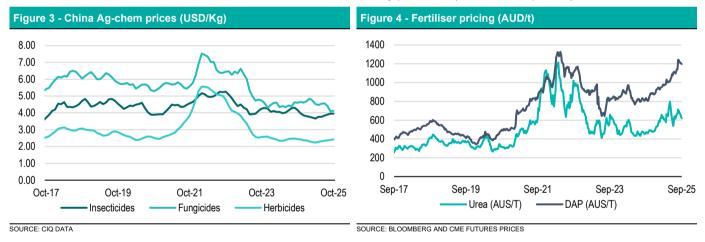
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CBO Activity indicators

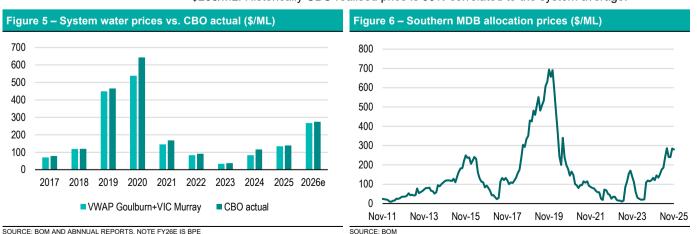
EVOO: Material volumes from the EU are now landing in the US and Australia at a materially lower YOY value. Lower COGS are ultimately expected to flow to low shelf prices. Global peers are already reporting lower realised NSR/L.



Ag-chem and fertiliser costs (AUD): Key indicators on pricing for ag-chem and fertiliser would indicate a return to inflationary pressures (i.e. FY26e crop costs).

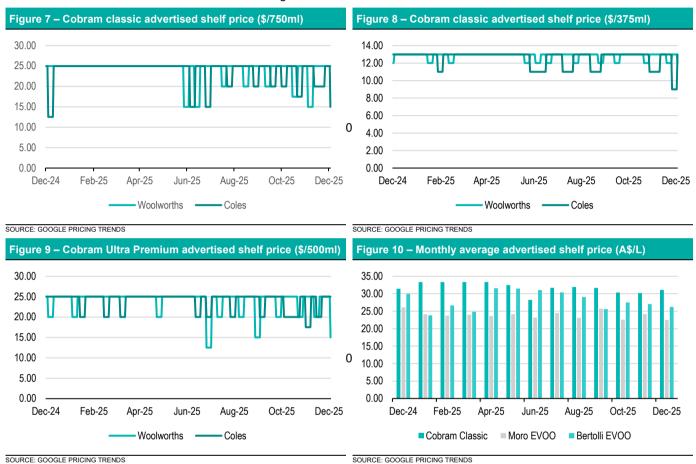


Water markets: YTD VWAP on CBO system water allocation prices are up +99% YOY at \$268/ML. Historically CBO realised price is 99% correlated to the system average.

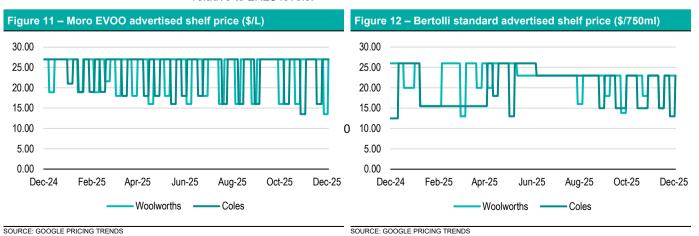


Advertised price monitoring

Coles and Woolworths made up 68% of FY25 Australian sales and 58% of global sales. The charts below highlight daily advertised prices of Woolworths and Coles online for different SKU's of CBO product. Highlighting average on shelf price points during 1H26e 3-4% below average 2H25 levels

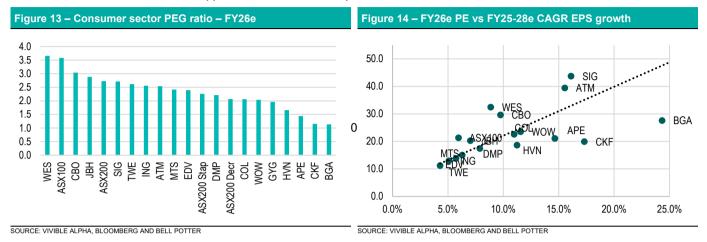


The charts below highlight daily pricing in Woolworths and Coles for competing major European origin EVOO SKU's. The depth of discounting looks stronger through 1H26 relative to 2H25 levels.

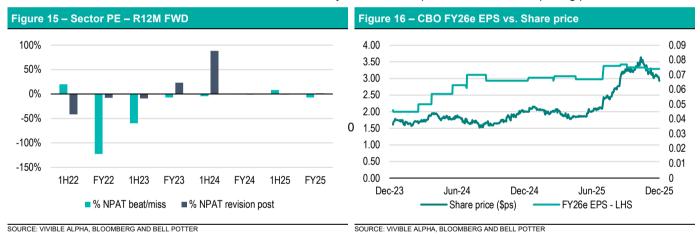


Value drivers

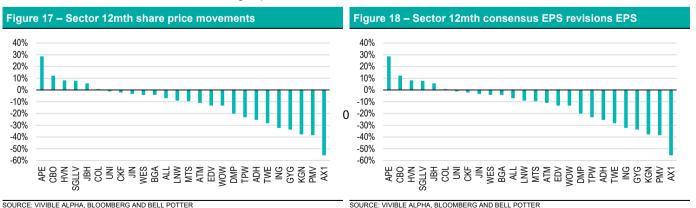
CBO trades at a FY26e PEG of ~3.0x (normalised for biennial crops on a R24M basis) the upper band of consumer exposures.



CBO has more consistently met market expectation sin recent reporting periods.



CBO's share price has out paced EPS changes the past 18 months whilst broadly meeting marketing expectations.



Cobram Estate Olives

COMPANY OVERVIEW

Cobram Estate Olives (Cobram) is a vertically integrated producer and marketer of olive oil products with operations in Australia and USA and export customers in ~17 counties.

TARGET PRICE

Our target price on CBO is \$2.90ps and based on our sum of the parts methodology. Key elements of our SOP are: (1) an NPV of the Australian orchards using a cost of equity of 9.5% across the useful life of the planted estates; (2) a multiple of 10-12x EBITDA for residual brand earnings inside the Australian business; (3) farming NPV and EV/Revenue on the residual brand earnings in the US.

RISKS

Key risks of an investment in Cobram include but are not limited to:

Weather variability impacting crop yield: As a horticultural business, Cobram, is affected by weather and climate issues. Variable weather conditions and severe weather events may cause fluctuations in market supply or lead to severe crop damage and crop yield volatility, which may negatively impact Cobram's financial results. The nature of the potential impact on Cobram results may vary by region, and by the weather condition or event. Drought, frost, hail, flood, wind, extreme heat, bushfire, or a combination of these events can impact the health of the olive tree and the crop yield. The geographical dispersion of the Company's asset base, being groves in three locations in Australia, and three locations in USA, provides some mitigation against severe weather conditions or events. The crop is particularly vulnerable to weather impacts during flowering, fruit development, and harvest, when adverse weather conditions can have a detrimental effect on fruit set, fruit growth, oil accumulation, and fruit quality, reducing the fruit yield, oil yield, and/or oil quality. In Cobram's groves, drought, frost, hail, flood, wind, extreme heat, bushfire, or a combination of these events can impact the health of the olive tree and the crop yield. The geographical dispersion of the Company's asset base, being groves in three locations in Australia, and three locations in USA, provides some mitigation against severe weather conditions or events.

Cobram's groves are located in agricultural areas which can be subject to high risk of damage by fire. It is not uncommon for total fire bans to be declared in these regions during periods of extreme hot weather. Fire could cause damage to the groves, impacting the health of impacted trees and or the yield of impacted trees. Fire may also cause damage to olive oil in storage. To mitigate the risk of fire damage on any particular site, the Company maintains suitable firefighting equipment on site, provides regular firefighting training, and implements various bushfire preparedness measures. In the future, weather and climate issues that could adversely impact Cobram Estate Olives may arise with greater frequency or may be less predictable due to the effects of climate change.

Fluctuations in NPAT due to the biennial bearing nature of olive crops: Olive crops, as with many agricultural crops, exhibit biennial bearing, whereby a low-yield crop one year will be followed by a high-yield crop in the next year. Due to the accounting standards applicable to horticultural producers, Cobram is required to value the olive crop in the year the crop is harvested, not when the produced olive oil is sold, and as such the reported annual accounting profit or loss results may exhibit material movements from year to year.

Operationally, to mitigate the impact of potentially large variations in oil volumes between high and low yielding seasons, the Company manages the fluctuating olive crop yield by delivering to market average oil supply quantities over a 24-month period. Through a coordinated supply chain effort, the Company extends the supply period of high yield seasons across 14-16mths whilst reducing the supply period for the low yield seasons to 8-10mths.

Water availability and cost: Water is a key input to the production of olives. Cobram has no direct ownership of entitlement in Australia and uses ~35.8GL annually, purchasing its water requirements progressively during the year. The financial performance of Cobram is influenced by both its ability to source sufficient water and the cost of acquiring that water. Prolonged periods of drought in the Sothern Murray Darling Basin can influence Cobram's ability to both source water and the cost at which water can be acquired.

Pests and Disease: Pests and diseases can have a detrimental effect on the quality and/or yield of the olive tree and crop. Cobram is susceptible to disease risk, including insect infestation. The five potentially riskier pests and diseases which affect olive groves are: Verticillium wilt, olive knot, Xylella, olive moth and olive fly. Xylella, olive fly and olive moth, whilst not currently present or established in Australia, could pose major threats. The USA olive groves are subject to identical management practices as for the Australian groves and are exposed to a similar level of risk with the only exception that the presence of olive fly has been documented in California.

Customer concentration risk: In Australia, Cobram sells its product to a number of large customers, including the two largest supermarket chains in Australia as well as other retailers. 50-55% of FY21 went to the top two customer accounts (Woolworths, Coles).

Brand and reputation risk: Cobram product is sold under a number of brands which are owned by Cobram, as well as through Private Label and Bulk sales channels. Those brands and their image, as well as Cobram reputation as a grower, are key assets of the Company. The reputation and value associated these brands has the scope to be impacted by a number of factors, including quality issues associated, product recall, product contamination or other public health issues, disputes or litigation with third parties such as partnership or joint venture partners, distributors, employees or third party growers, or adverse media coverage. Should Cobram's brands or their image be damaged in any way or lose their market appeal, this may have a material adverse impact on the financial performance.

Loss of product in storage: From time to time the Company will have material volumes of olive oil stored at various locations awaiting further processing or onward distribution. During this stage there is a risk of loss of such product caused by fire, engineering failure, or sabotage to or involving the storage vessels or facilities.

Reliance on third-party suppliers of olive fruit in the USA: In Cobram's USA operations, the company is dependent upon the supply of olive fruit from over 20 contracted growers, with contract terms ranging from one to four years. These growers accounted for approximately 99% of the company's Californian extra virgin olive oil supply in FY20. This reliance on external fruit supply may impact the Company's ability to supply products to key customers and may limit the Company's ability to grow its USA business. The progressive development of the Company's own groves in the USA will, over time, reduce but not eliminate the Company's supply risk for Californian extra virgin olive oil.

Ability to retain and attract key personnel: Cobram's performance is dependent to a large extent on the efforts and abilities of the Joint-Chief Executive Officers and other members of the senior management team. While each of these executives is party to an employment contract, under the terms of the employment contract each individual is permitted to terminate the contract by giving a specified period of written notice. The loss of one or more of the Joint-Chief Executive Officers or other members of the senior management team may have a material adverse impact on the operating and financial performance of Cobram. Cobram's operations and financial performance is also dependent upon its ability to hire additional key personnel as necessary to meet its management, administration, and other needs, including additional suitably qualified workers during the

harvest period. The loss of a number of key personnel or inability to attract additional personnel, especially during the harvest period, may have an adverse impact on the operating and financial performance of Cobram.

General regulatory risks: Cobram is required to comply with a range of laws and regulations. Regulatory areas which are of particular significance to Cobram include food standards, labelling and packaging, fair trading and consumer protection, employment, property, and the environment (including water), quarantine, customs and tariffs, foreign investment, taxation, and climate change. The introduction of any new laws or changes to existing laws, codes (or government policies), such as changes to food standards, food labelling or climate change regulations, could result in increased costs being incurred by Cobram and therefore have a material adverse impact on the financial performance and prospects of Cobram.

Cobram Estate Olives

as at 8 December 2025

RecommendationHoldPrice\$2.89Target (12 months)\$2.90

Table 1 - Financia	sum	mary															
June year end	2021	2022	2023	2024	2025	2026e	2027e	2028e	Price (A\$ps)								\$2.89
Profit & Loss (A\$m)	440.4	440.7	470.0	004.4	044.0	055.4	000.0	075.4	Recommendation								Holo
Operating revenue (ex-SGARA)	142.1	142.7	173.9	231.1	244.8	255.4	260.8	275.4	Target Price (A\$ps)								\$2.90
Change Reported Revenue	207.2	0.4% 165.5	21.9% 216.3	32.9% 274.8	6.0% 335.5	4.3% 324.6	2.1% 366.3	5.6% 354.8	Diluted issued capital (m) Market cap (\$m)								477.4 1379.7
Change	201.2	-20.1%	30.7%	27.1%	22.1%	-3.2%	12.8%	-3.1%	Enterprise Value (\$m)								1497.1
EBITDA	70.3	25.1	40.4	66.1	116.6	88.9	128.7	103.5	Free Float (%)								85%
Depreciation & amortisation	(16.2)	(17.7)	(18.1)	(23.2)	(24.9)	(27.1)	(28.5)	(32.7)	rice riout(70)								0070
EBIT	54.1	7.4	22.3	42.9	91.7	61.8	100.2	70.8	June year end	2021	2022	2023	2024	2025	2026e	2027e	20286
Interest expense	(4.7)	(4.9)	(8.0)	(11.2)	(15.5)	(9.3)	(7.9)	(8.4)	Valuation Ratios						20200		
Pre-tax profit	49.4	2.5	14.3	31.7	76.1	52.5	92.3	62.4	Core EPS (¢ps)	8.0	(0.2)	1.8	4.2	11.3	7.6	13.0	8.8
Tax expense	(16.7)	(3.2)	(6.6)	(13.2)	(26.5)	(15.7)	(27.7)	(18.7)	Change (%)	n.a.	n.a.	n.a.	139.1%	166.9%	-32.4%	69.7%	-32.4%
tax rate	34%	128%	46%	42%	35%	30%	30%	30%	PE (x)	36.1	n.a.	163.1	68.2	25.6	37.8	22.3	32.9
Minorities									R24M PE (x)	36.1	36.1	163.1	115.6	46.9	31.7	30.0	27.6
Net Profit	32.6	(0.7)	7.7	18.5	49.6	36.7	64.6	43.7	EV/EBITDA (x)	21.3	59.7	37.0	22.7	12.8	16.8	11.6	14.5
Abs. & extras.	<u></u>	· · · · · · · · · · · · · · · · · · ·	····		·	<u> </u>	<u> </u>	····	EV/T24M EBITDA (x)	59.1	31.4	45.7	28.1	16.4	14.6	13.8	12.9
Reported Profit	32.6	(0.7)	7.7	18.5	49.6	36.7	64.6	43.7	EV/EBIT (x)	27.7	201.8	67.1	34.9	16.3	24.2	14.9	21.1
									NTA (\$ps)	0.45	0.64	0.64	0.72	0.81	1.10	1.19	1.23
Cashflow (A\$m)	70.0	05.4	46.4	00.4	440.0	00.0	400 =	400 =	P/NTA (x)	6.41	4.48	4.48	4.02	3.55	2.62	2.43	2.35
EBITDA National Frances	70.3	25.1	40.4	66.1	116.6	88.9	128.7	103.5	DPS (¢ps)		3.3	3.3	3.3	4.5	4.5	4.5	4.5
Net Interest Expense	(5.6)	(5.6)	(9.7)	(11.4)	(15.1)	(13.5)	(7.9)	(8.4)	Payout (%)		######	186.2%	77.9%	39.8%	58.9%	34.7%	51.3%
Tax Paid Change in Wkg Capital	(0.2)	(0.9) 9.0	(5.2) 11.4	(4.6) (6.4)	(9.8) (33.6)	(30.1) 34.4	(21.7) (12.6)	(23.2) 22.3	Yield (%) Franking (%)		1.1% 20%	1.1% 70%	1.1% 70%	1.6% 70%	1.6% 70%	1.6% 70%	1.6% 70%
Other	3.8	(0.5)	1.5	3.5	(0.8)	34.4	(12.0)	22.3	Performance Ratios		2076	7 0 76	70%	70%	7076	1070	7070
Operating Cash Flow	3:0 16.1	27.2	انکس 38.5	47.3	57.3	79.7	86.5	94.2	EBITDA/sales (%)	34.0%	15.2%	18.7%	24.0%	34.8%	27.4%	35.1%	29.2%
Dividends paid		(11.6)	(11.7)	(11.5)	(12.1)	(21.5)	(21.5)	(21.5)	EBITA/sales (%)	26.1%	4.5%	10.7 %	15.6%	27.3%	19.0%	27.4%	20.0%
Capex	(19.1)	(27.3)	(56.0)	(50.7)	(49.4)	(43.1)	(63.6)	(67.4)	OCF Realisation (%)	33.0%	160.0%	149.2%	113.3%	76.8%	124.9%	92.9%	123.4%
Free Cash Flow	(3.0)	(11.7)	(29.3)	(14.9)	(4.2)	15.1	1.4	5.3	FCF Realisation (%)	-9.1%	1686.8%	-379.2%	-80.5%	-8.4%	41.0%	2.2%	12.2%
Asset Sales	0.1	0.0	0.1	1.4	0.1	-	-	-	ROE (%)	17.1%	-0.2%	2.7%	5.8%	13.6%	6.6%	10.8%	7.0%
Aquisitions	-	(9.4)		(15.5)	(35.7)	(29.4)	(26.0)	(0.7)	ROIC (%)	16.4%	1.9%	5.0%	8.6%	15.7%	9.6%	14.5%	9.7%
Other	(1.7)	(0.3)	(13.4)	(7.1)	(10.0)	-	-	-	Asset turn (years)	4.34	1.42	2.23	2.85	4.68	3.28	4.52	3.17
Equity Issues(Reduction)	-	50.7	-	-	-	177.9	-	-	Capex/Depn (x)	1.18	1.54	3.10	2.19	1.98	1.59	2.23	2.06
(Inc.) /dec. in net debt	(4.6)	29.3	(42.7)	(36.2)	(49.8)	163.6	(24.6)	4.6	Interest cover (x)	11.41	1.52	2.79	3.83	5.90	6.62	12.68	8.41
									Net debt/EBITDA	2.34	5.39	4.40	3.24	2.26	1.13	0.97	1.16
Balance Sheet (A\$m)									Net debt/equity (%)	86.3%	47.1%	61.8%	66.5%	72.2%	18.0%	20.9%	19.4%
Cash & near cash	1.2	5.9	13.7	11.3	4.0	4.0	4.0	4.0	B								
Receivables	24.8	9.2 112.8	14.7	19.2	18.6	19.4	19.8	20.9	Drivers and divisionals	102.0	110.4	124.1	100 F	102.0	107.0	204.2	205.0
Inventories & WIP Other Current assets	104.7 5.1	4.8	101.8 10.4	102.5 7.0	149.1 14.4	115.0 58.6	128.1 59.6	107.2 57.9	Australia North America	103.0 38.9	112.4 31.5	134.1 44.9	168.5 69.4	183.8 65.0	197.0 62.6	201.3 63.8	205.9 74.0
Current assets	135.8	132.7	140.6	140.1	186.1	197.0	211.6	190.0	Other	2.2	3.0	44.9	3.3	3.2	3.2	3.2	3.2
Fixed assets	176.9	266.0	306.2	386.6	449.4	441.5	462.9	457.1	Intersegmnet	(1.9)	(4.3)	(10.1)	(10.1)	(7.1)	(7.3)	(7.5)	(7.7)
Biological assets	114.0	128.0	140.3	145.8	159.5	183.3	223.8	265.8	Sales Revenue	142.1	142.7	173.9	231.1	244.8	255.4	260.8	275.4
Right of use asset	4.9	5.1	5.4	5.0	8.4	8.4	8.4	8.4	Net change agricultural produces	65.0	22.9	42.4	43.8	90.6	69.2	105.5	79.4
Intangibles	6.7	6.7	6.7	6.7	7.6	7.6	7.6	7.6	Revenue	207.2	165.5	216.3	274.8	335.5	324.6	366.3	354.8
Other assets	10.4	12.1	11.3	5.9	0.9	0.9	0.9	0.9									
Non current assets	312.8	417.9	469.9	549.9	625.8	641.8	703.6	739.8									
Total assets	448.6	550.6	610.5	690.1	811.9	838.8	915.2	929.8	Australia	69.8	29.8	37.7	60.9	110.0	81.5	119.1	93.3
Creditors	24.9	26.4	32.3	31.2	43.6	44.7	45.6	48.2	North America	0.5	(4.7)	2.9	5.8	6.6	7.3	9.6	10.2
Current borrowings	3.8	3.8	20.0	10.7	13.0	13.0	13.0	13.0	Innovation & value add	(5.3)	(2.6)	(0.8)	0.8	-	-	-	-
Lease liabilities	0.2	0.2	0.8	0.6	1.0	1.0	1.0	1.0	Corporate		(0.1)	(0.2)	(0.6)				
Other current liabilities	5.2	8.5	7.5	14.6	22.5	21.5	29.3	23.8	EBITDA	70.3	25.1	40.4	66.1	116.6	88.9	128.7	103.5
Current liabilities	33.8	38.7	59.9	56.5	79.0	79.2	87.9	85.0	ODO Australian and (1)	40.4	0.5	40.5	^ 1	40.0	40.0	45.0	40.0
Non-current borrowings	161.8	137.3	171.5	214.7	254.9	91.3	115.9	111.3	CBO Australian crop (mL)	16.1	9.5	12.5	9.4	13.2	12.2	15.6	13.2
Lease liabilities	4.9 57.4	5.2 82.4	5.2 86.1	5.1 92.1	8.3 104.2	8.3 104.2	8.3 104.2	8.3	Total Australian oil (mL)	16.8 2.4	10.1 2.2	13.5 1.7	10.1 3.2	15.4 3.0	14.2 3.0	19.0 3.2	16.0 3.8
Other liabilities Non-current liabilities	224.1	224.9	86.1 262.8	311.8	367.4	203.8	228.4	104.2 223.8	US oil processed (mL)	2.4	2.2	1.7	3.2	3.0	3.0	3.2	3.0
Total liabilities	258.0	263.6	322.7	368.3	446.4	283.0	316.3	308.8									
Net assets	190.6	287.0	287.8	321.7	365.5	555.7	598.9	621.0									
Share capital	127.7	179.8	181.7	183.9	186.8	361.8	361.8	361.8									
Reserves	8.4	65.8	70.3	97.0	102.1	102.1	102.1	102.1									
Retained earnings	54.5	41.5	35.7	40.8	76.7	91.9	135.0	157.2									
Outside equity Interests		-	-		-	-	-										
S/holders' funds	190.6	287.0	287.8	321.7	365.5	555.7	598.9	621.0									
Net Debt (Cash)	164.5	135.2	177.8	214.0	263.8	100.3	124.9	120.2									

SOURCE: BELL POTTER SECURITIES ESTIMATES

Recommendation structure

Buy: Expect >15% total return on a 12 month view. For stocks regarded as 'Speculative' a return of >30% is expected.

Hold: Expect total return between - 5% and 15% on a 12 month view

Sell: Expect <-5% total return on a 12 month view

Speculative Investments are either start-up enterprises with nil or only prospective operations or recently commenced operations with only forecast cash flows, or companies that have commenced operations or have been in operation for some time but have only forecast cash flows and/or a stressed balance sheet.

Such investments may carry an exceptionally high level of capital risk and volatility of returns.

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