



DUXTON
BROADACRE FARMS

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25 November 2020

ANNUAL GENERAL MEETING

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ED PETER
Chairman of the Board



STEPHEN DUERDEN
Non-Executive Director



MARK HARVEY
Independent Director/Deputy Chair



WADE DABINETT
Independent Director



KATELYN ADAMS
Company Secretary



BRYAN GOLDSMITH
General Manager, New South Wales



MARTIN FLOWER
Boorala Manager, South Australia



WILL BRENNAN
Portfolio Manager

**Welcome Dr Amanda Rischbieth PhD FAICD
Independent Director**

- Due to timing of selection, the Company intends to appoint Dr Rischbieth to DBF’s Board on 26 November 2020 and to put forward Dr Rischbieth for election to the board at the next AGM;
- Dr Rischbieth is a Visiting Scientist at Harvard University and a member of their Impact-Weighted Accounts Initiative. Based in Adelaide, she has over 35 years in health and business including 18 years of various non-executive directorships, and CEO experience;
- It is expected that Dr Rischbieth’s skills and experience will add to the Board’s collective strategy, audit and risk, and ESG expertise.

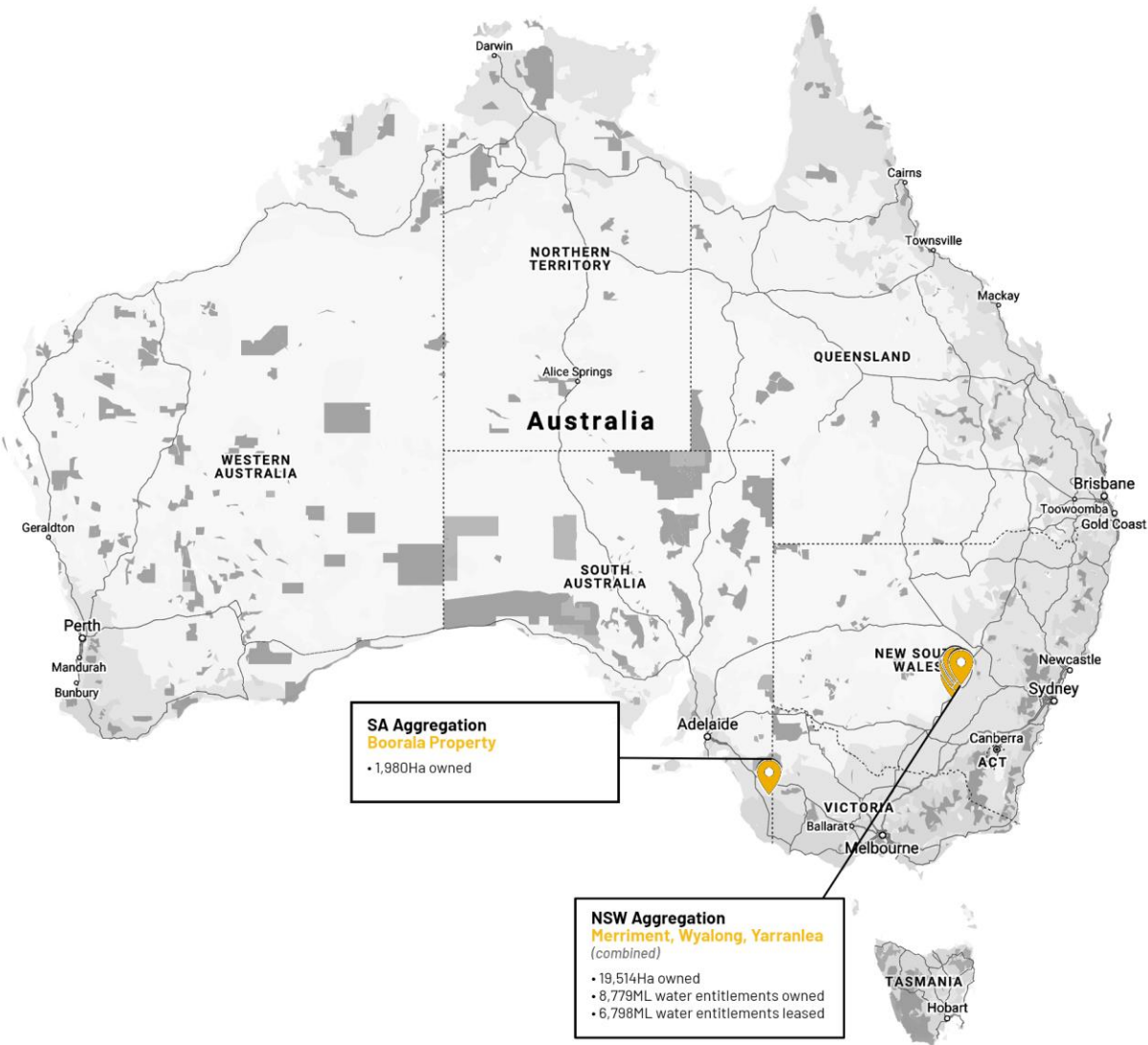


Items of Business

- Consideration of Financial Reports of the Directors and Auditors
- **Resolution 1** – Adoption of Remuneration Report
- **Resolution 2** – Re-election of Director – Wade Dabinett
- **Resolution 3** – Approval of issue of Equity Securities to Wade Dabinett
- **Resolution 4** – Approval of issue of Equity Securities to Mark Harvey
- **Resolution 5** – Approval of issue of Equity Securities for the purpose of ASX Listing Rule 7.1A
- **Resolution 6** – Amendment to the Company's Constitution

Shareholder Participation

- For those entitled to vote at today's meeting if you have not already done so, please login to the online voting portal as provided in the ASX announcement dated X. Details required are:
 - Website - **<https://web.lumiagm.com>**
 - Meeting ID – **329-347-853**
 - Username – **SRN/HIN**
 - Password – **Post code if Australian shareholder or Overseas shareholders enter 3-digit ISO country code** (e.g. New Zealand – NZL, United States – USA, United Kingdom – GBR and Singapore – SGP)
- Please submit questions now
- Please state:
 - Shareholder registered name
 - Resolutions or items of business you wish to address



DUXTON BROADACRE FARMS (“DBF”)

The Company actively manages an aggregation of broadacre farms in Australia. Risk is mitigated and returns are optimised through ownership of water entitlements (securing water supply), through geographic and commodity diversification, and through a mix of both dryland and irrigated cropping. DBF seeks to provide investors with direct exposure to agriculture, to act as an inflationary hedge, and with a low correlation to traditional assets.

KEY INFORMATION

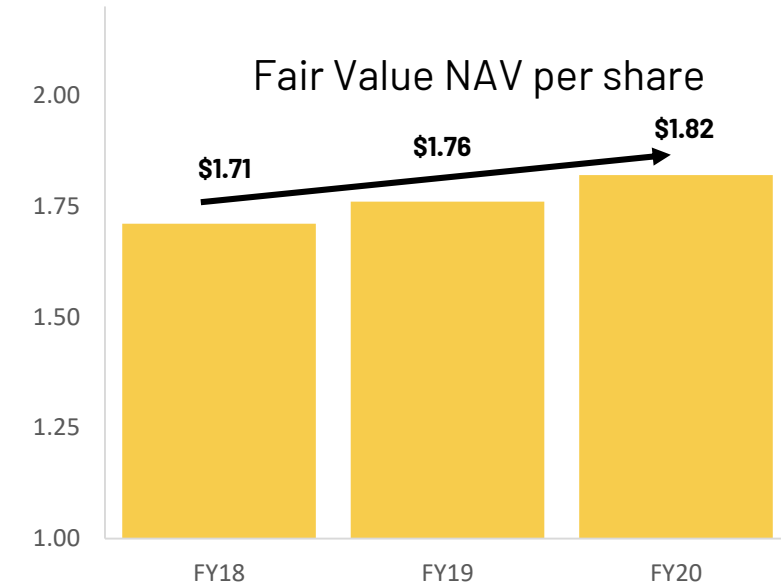
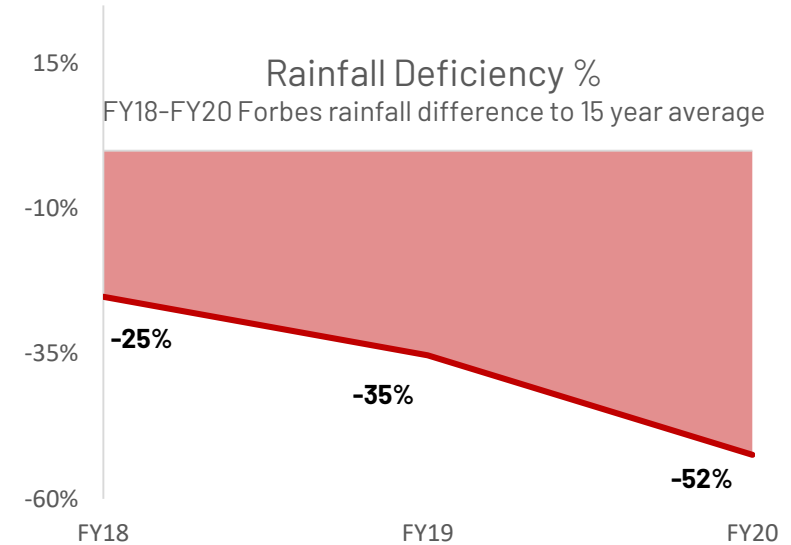
Current share price (as at 31 Oct 2020)	\$1.15 per share
Current shares on issue	42.9 million
Current Market Cap	\$49.6 million
Net Assets (30 June 2020)	\$75.38 million (statutory)
Net Assets (30 June 2020)	\$78.09 million (fair market)
ASX Code	DBF
Investment Manager	Duxton Capital (Australia) Pty Ltd

OPERATING CONDITIONS

- Labelled the most intense conditions in recorded history by the Bureau of Meteorology, severe drought conditions continued in FY20 across much of Australia;
- Rainfall in FY20 in Forbes NSW was **52%** below the 15 year mean average;
- These conditions adversely impacted crop production, yields achieved in NSW for FY20 were below the 5 year average. Irrigated crops were only partially irrigated as water allocations were below the long term average;
- Value was not diminished; fair value has increased since FY18 year end from **\$1.71/share** to **\$1.82/share**.

YIELDS ACHIEVED

NSW					
Crop	Area (ha)	Yield (t/ha)	5 year NSW average ¹ (t/ha)		Difference
Wheat	1,653	0.89	1.91		(53%)
Irrigated Wheat	301	3.31	1.91*		73%
Barley	7,168	1.17	2.05		(43%)
Irrigated Barley	111	3.85	2.05*		87%
Chickpeas	1,918	0.68	1.23		(45%)
Wheat Hay	2,167	1.47			
Canola Hay	576	1.30			
SA					
Crop	Area (ha)	Yield (t/ha)	5 year SA average ¹ (t/ha)		Difference
Wheat	132	4.12	2.10		98%
Barley	90	2.78	2.31		20%
Canola	236	2.18	1.48		46%



¹ ABARES, 2020, Australian crop report *report does not distinguish between dryland and irrigated production

KEY FINANCIALS

	FY20	FY19	%
Statutory net profit after tax	(\$1.47m)	(\$1.11m)	(3.2%)
Total comprehensive income	\$1.70m	\$0.51m	230.7%
Net Asset Value (NAV) per share	\$1.76	\$1.71	2.9%
Fair Value NAV per share	\$1.82	\$1.76	3.4%
Net Tangible Asset (NTA) per share	\$1.59	\$1.55	2.6%

TOTAL
COMPREHENSIVE INCOME

\$1,700,397

STATUTORY NAV

\$1.7569

FAIR VALUE NAV

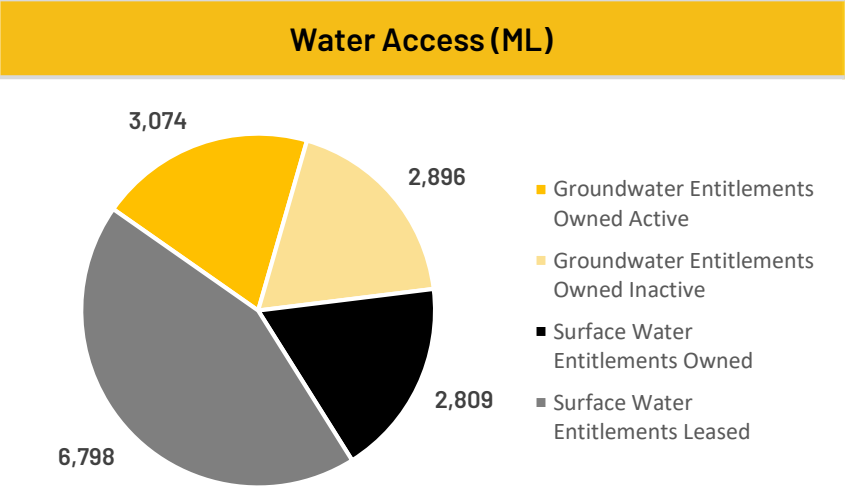
\$1.8200

Value of land
increased by
5.9%

ROBUST
BALANCE SHEET
79% of total assets
comprised of
land and water assets

KEY HOLDINGS

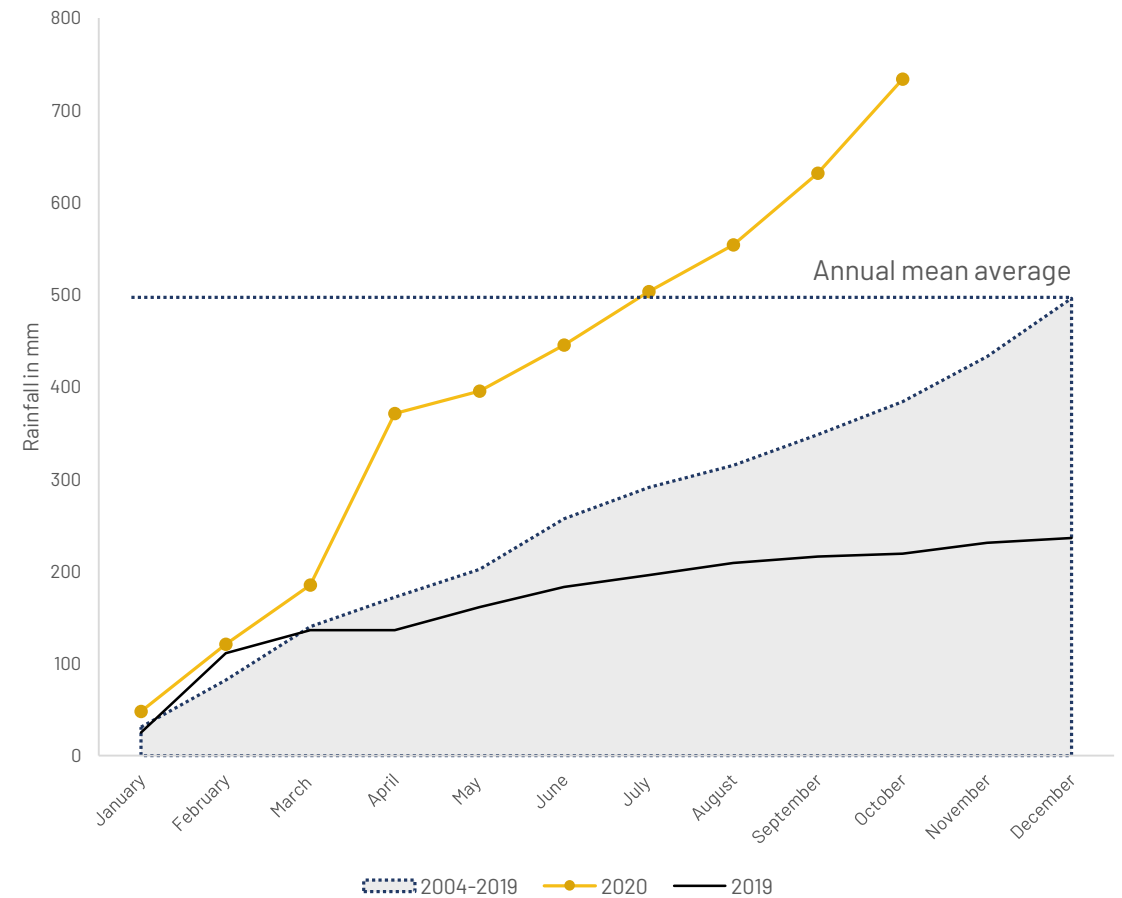
Land Assets	
Total land owned	21,494 ha
NSW dryland	17,000 ha
NSW irrigated	2,514 ha
SA dryland	1,980 ha



OUTLOOK

- Compared to the ongoing drought conditions over the last 3 calendar years, rainfall in 2020 has surpassed the total for any of the 2017-2019 drought years;
- Rainfall to date in Forbes is **49.75%** above the 15 year mean average;
- Rain has replenished soil moisture and increased dam storage levels; volume in the Wyangla Dam has increased **143%** since January 2020, bringing the overall storage level to 65.2%².

Cumulative Rainfall Forbes (NSW)
2020 vs. 15 year mean average vs. 2019





COVID RESPONSE

OH&S policies put in place and all staff trained
Minimal impact to operations and supply chains

WINTER CROPS

Rainfall to date has replenished soil moisture,
improving this year's crop conditions compared
to drought years
Currently harvesting **15,847ha** of winter crops

SUMMER CROPS

165ha of cotton has been planted
Summer crop production is water secure

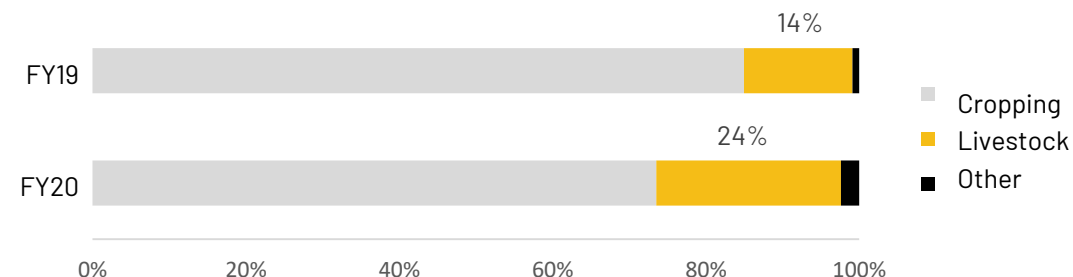
2019/20 Crop Production				2020/21 Cropping Area	
Crop	Area (ha)	Yield (t/ha)	Production (t)	Winter Crop Area (ha)	Summer Crop Area (ha)
Wheat	1,653	0.89	1,467	9,271	
Irrigated Wheat	301	3.31	998		
Barley	7,168	1.17	8,364	2,859	
Irrigated Barley	111	3.85	427	80	
Chickpeas	1,918	0.7	1,253	3,240	
Cotton	391	11.0	4,301		165

LIVESTOCK STRATEGY

- In the last year the Company has placed a strategic focus on livestock acquisition and sales to partially offset the drought-affected cropping underperformance;
- Through strategic acquisitions, the Company increased the heifer and cow herd size by **443%**;
- Underpinning this strategy was the Company's bullish view on the livestock market;
 - Cattle prices increased substantially over the 2020 financial year; the Eastern Young Cattle Index (EYCI) increased by **47.55%**;
- The value of cattle held by the company at 30 June 2020 increased by **551%** from the year prior;
- Livestock revenue generated in FY20 was \$3.0m, **39%** higher than the previous year;
- The net livestock trading gain in FY20 was **\$2.85m**.

Livestock Trading Gain	
Opening Livestock Position	\$2,295,605
Livestock Sold	(\$2,976,092)
Livestock Purchased	\$2,232,168
Closing Livestock Position	\$4,402,683
Net Livestock Gain	\$2,851,003

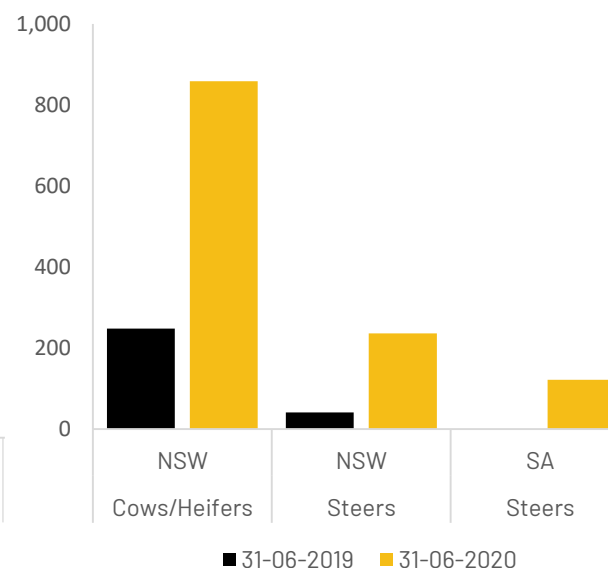
Livestock Segment Contribution to Total Revenue



Breeding Flock Change

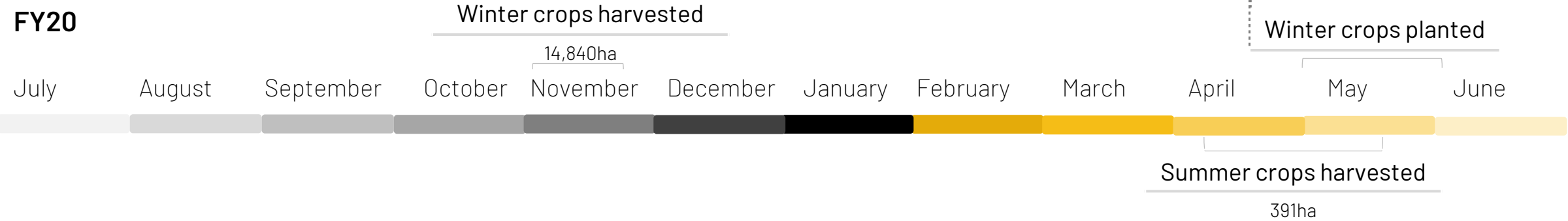


Cattle Herd Change

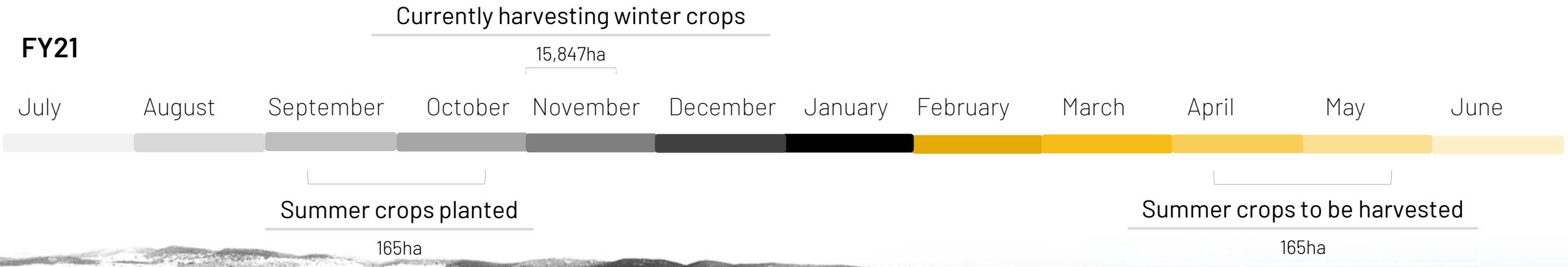


In response to China's 80.5% tariff on Australia's barley exports, **60%** of the original budgeted barley area was pivoted to wheat production, more than doubling the original wheat production area

FY20



FY21



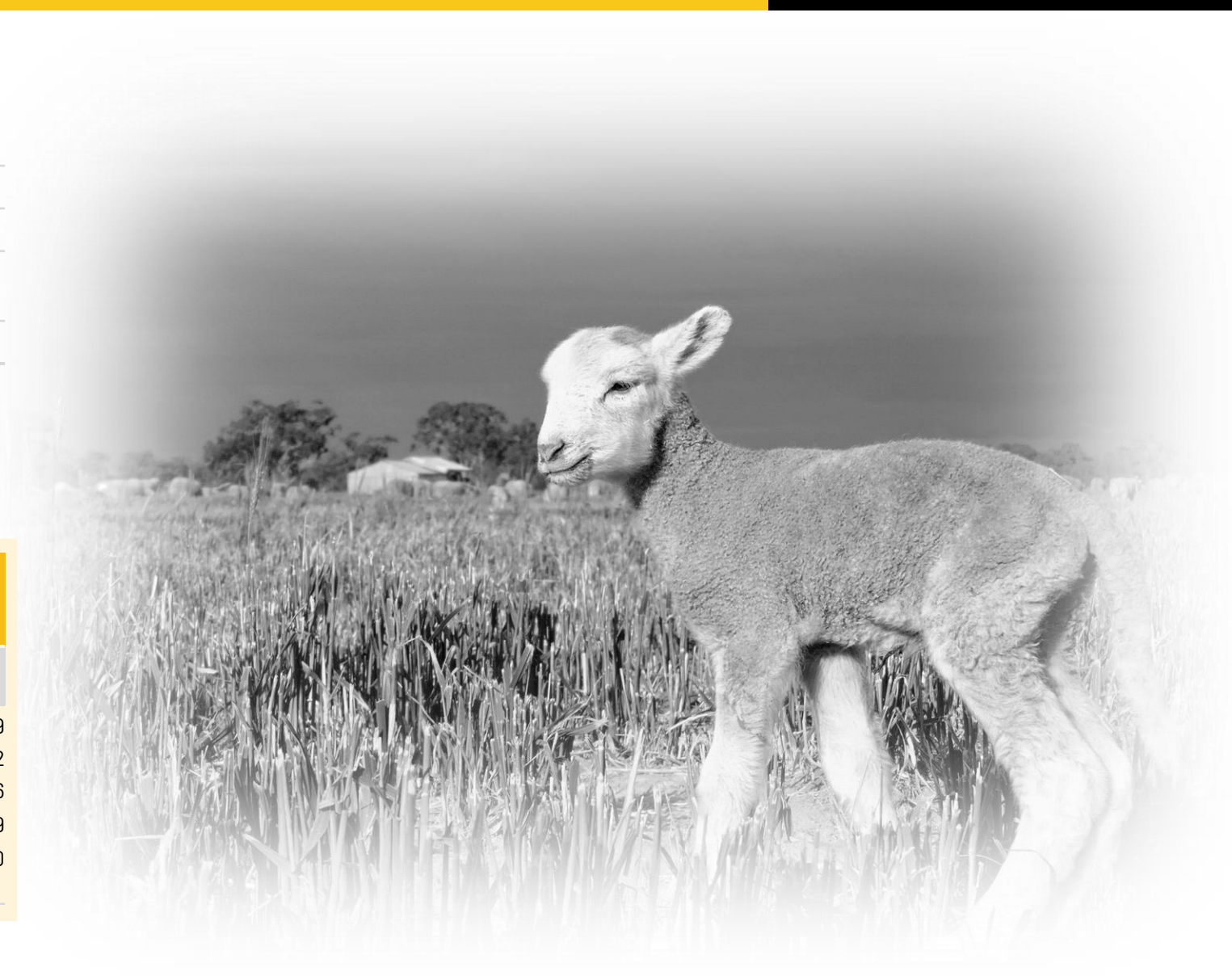
LIVESTOCK

Increased no. of breeding ewes by 12% (from FY19-20)
In FY20 4,706 lambs were sold for an average price of \$182/head
Introduced trading cattle (steers), 122 head sold in FY20, currently 118 head on hand
Sufficient feed on hand

CROPPING

Crops established and ready for harvest

2019/20 Crop Production				2020/21 Cropping Area
Crop	Area (ha)	Yield (t/ha)	Production (t)	Winter Crop Area (ha)
Wheat	132	4.1	544	319
Barley	90	2.8	250	102
Canola	236	2.2	515	156
Faba beans	175	2.1	361	109
Clover	80	0.5	36	80
Wheaten Hay	102	7.3	741	



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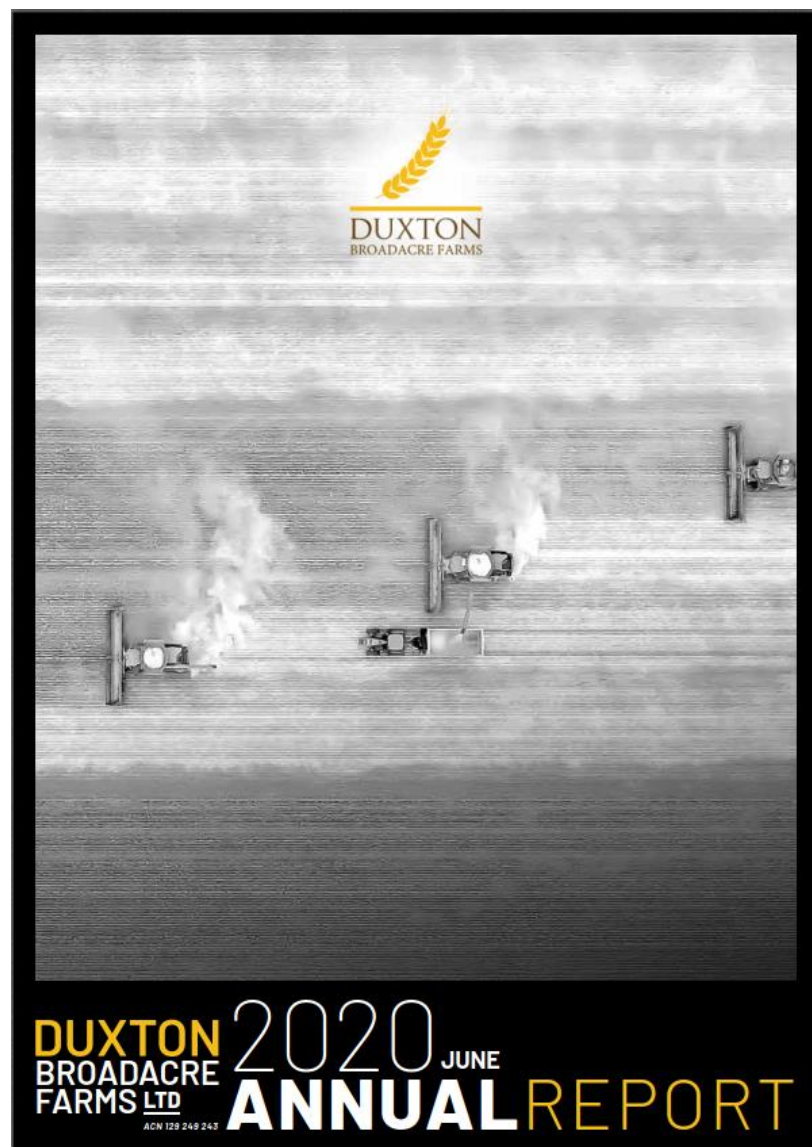
Resolutions

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Resolution

To receive and consider the Financial Report, Directors' Report and Independent Auditor's Report for the financial period ended 30 June 2020.

The relevant documents are also available on the Duxton Broadacre Farms website: www.duxtonbroadacre.com

Resolution

To consider, and if thought fit, to pass the following resolution as a **non-binding resolution**:

“To adopt the Remuneration Report as contained in the Company’s Annual Financial Report for the financial year ended 30 June 2020.”

Pursuant to section 250R(3) of the Corporations Act, the vote on this resolution is advisory only and does not bind the Directors or the Company.

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	18,843,421	99.39%	43.92%
Against	54,900	0.29%	0.13%
Open-Usable	62,000	0.32%	0.14%
<i>Board</i>	42,500	0.22%	0.10%
<i>Non-Board</i>	19,500	0.10%	0.05%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	0	N/A	0.00%
Excluded	0	N/A	0.00%

Resolution

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“Pursuant to Article 49 of the Company’s Constitution and Listing Rule 14.4 and for all other purposes, Wade Dabinett, who retires by rotation and offers himself for re-election, is re-elected as a Director of the Company.”

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	11,835,693	62.43%	27.59%
Against	7,062,628	37.25%	16.46%
Open-Usable	62,000	0.32%	0.14%
<i>Board</i>	42,500	0.22%	0.10%
<i>Non-Board</i>	19,500	0.10%	0.05%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	0	N/A	0.00%
Excluded	0	N/A	0.00%

Resolution

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, Shareholders approve the grant of up to 23,333 Shares to Mr Wade Dabinett (or his nominee) on the terms and conditions set out in the Explanatory Statement.”

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	18,891,821	99.65%	44.03%
Against	23,000	0.12%	0.05%
Open-Usable	44,000	0.23%	0.10%
<i>Board</i>	42,500	0.22%	0.10%
<i>Non-Board</i>	1,500	0.01%	0.00%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	0	N/A	0.00%
Excluded	0	N/A	0.00%

Resolution

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“That, for the purposes of Listing Rule 10.11 and for all other purposes, Shareholders approve the grant of up to 23,333 Shares to Mr Mark Harvey (or his nominee) on the terms and conditions set out in the Explanatory Statement.”

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	18,893,321	99.65%	44.04%
Against	23,000	0.12%	0.05%
Open-Usable	44,000	0.23%	0.10%
<i>Board</i>	42,500	0.22%	0.10%
<i>Non-Board</i>	1,500	0.01%	0.00%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	0	N/A	0.00%
Excluded	0	N/A	0.00%

Resolution

To consider and, if thought fit, to pass the following resolution as an **special resolution**:

"That, for the purposes of Listing Rule 7.1A and for all other purposes, the issue of Equity Securities up to 10% of the issued capital of the Company (at the time of the issue) calculated in accordance with the prescribed formula in Listing Rule 7.1A.2, be approved on the terms set out in the Explanatory Statement."

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	11,667,340	61.53%	27.19%
Against	7,228,648	38.13%	16.85%
Open-Usable	64,333	0.34%	0.15%
<i>Board</i>	44,833	0.24%	0.10%
<i>Non-Board</i>	19,500	0.10%	0.05%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	0	N/A	0.00%
Excluded	0	N/A	0.00%

Resolution

To consider and, if thought fit, to pass the following resolution as an **special resolution**:

"That, for the purposes of section 136(2) of the Corporations Act, the constitution of the Company be modified by making the amendment contained in the Explanatory Statement with effect from 1 December 2020."

VOTE TYPE	VOTED	PROPORTION OF VOTED	PROPORTION OF ALL SECURITIES
For	18,842,821	99.41%	43.92%
Against	50,500	0.27%	0.12%
Open-Usable	62,000	0.32%	0.14%
<i>Board</i>	42,500	0.22%	0.10%
<i>Non-Board</i>	19,500	0.10%	0.05%
Open-Cond	0	N/A	0.00%
Open Unusable	0	N/A	0.00%
Abstain	5000	N/A	0.01%
Excluded	0	N/A	0.00%

Q&A





KEY CONTACTS

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