



11 April 2024

DIVESTMENT OF 'TIMBERSCOMBE' PROPERTY

Duxton Farms Ltd ("**Duxton Farms**" / "**Company**") announces that it has accepted an offer for the sale of its Timberscombe property to Altoro Ag Pty Ltd on a vacant possession basis for AU\$70 million. The contract for sale was successfully executed this morning and settlement is due to occur four weeks from the execution date, subject to FIRB approval.

The Board believe this is a significant result for shareholders and serves to validate the investment thesis that the Directors and Investment Manager originally brought to market. The proceeds from divesting Timberscombe are intended be used for the following purposes, details of which will be provided to the market in due course:

- Investment in growth strategies in the Northern Territory, Victoria and New South Wales in the form of both direct and equity investment;
- Debt reduction; and,
- Payment of a distribution to shareholders.

Of the divestment, Duxton Farms Chairman Ed Peter said: "Timberscombe has been a significant part of Duxton's broadacre farming portfolio since 2008, and it has been a fantastic asset for us. This sale allows us to redeploy capital into growth and development projects that are better suited to the Company's expanding strategic scope, and to pay a small distribution to investors as a thanks for their support so far."

The divestment of Timberscombe is intended to rebalance the portfolio and shift the centre of focus from traditional largescale broadacre cropping in New South Wales to new growth opportunities in Australian agriculture that will require an ongoing capital outlay, which it is anticipated will put some pressure on earnings in the short term, but which the Board believes will build significant value in the long-term by elevating and stabilising the Company's earnings profile.

This announcement has been authorised for release by the Board of Duxton Farms Ltd.

For all enquiries, please call Duxton Farms on +61 8 8130 9500.