



Duxton Farms

Investment and Strategy Update

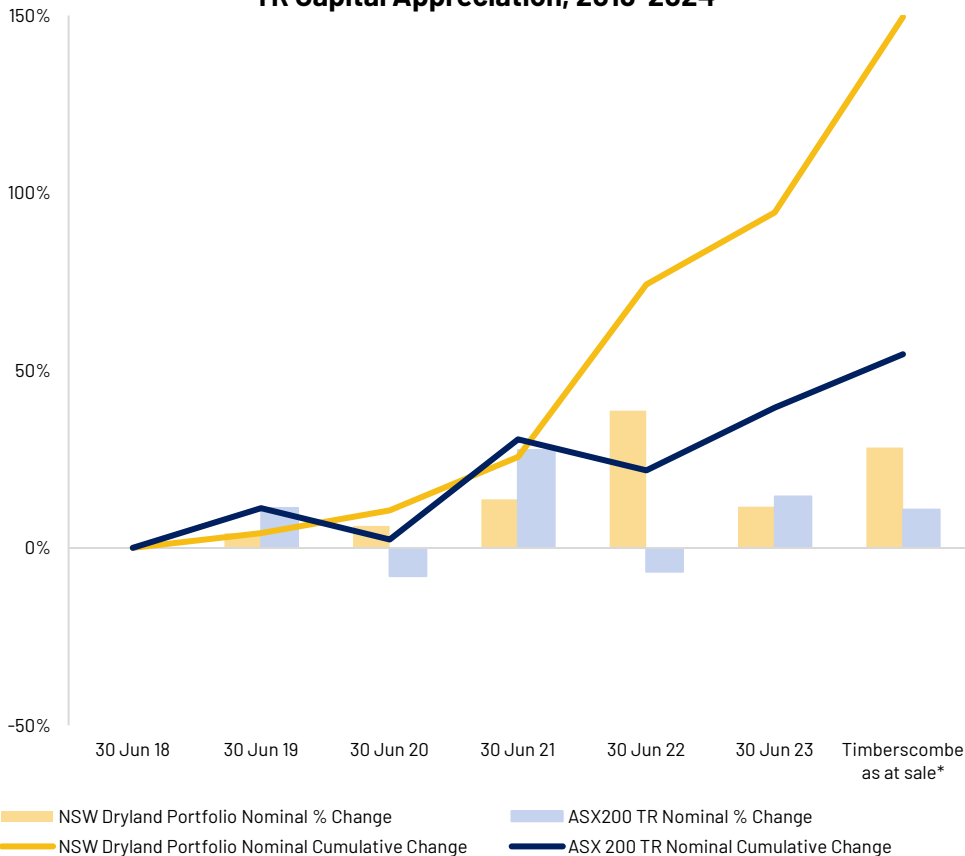


Timberscombe Divestment

FACILITATING MEANINGFUL CAPITAL REALLOCATION

- Duxton Farms Ltd (“Duxton Farms”) is pleased to announce that it has settled on the divestment of Timberscombe, an 8,432-hectare dryland cropping property for AU\$70 million.
- Timberscombe has been managed by the Duxton Group since 2008 and has been a cornerstone asset in Duxton Farms’ broadacre farming strategy.
- The sale price represents an 18.6% uplift from the previous valuation conducted in June 2023, and an overall CAGR on the property’s nominal value of 16% since the Company’s ASX listing in 2018.
- The Board’s core investment thesis for Duxton Farms at listing was that agricultural land in the Central West of New South Wales was mispriced and should re-rate to the upside as grain prices recovered from cyclical lows.
- Duxton Farms has seen dryland cropping valuations in the region appreciate by nearly 150% on a per-hectare basis since 2018 if the latest sale valuation is used.
- The divestment of Timberscombe is intended to rebalance the portfolio and allow the Company to redeploy capital to focus new growth opportunities in Australian agriculture.
- Funds are intended to be used to reduce debt and pay a dividend to shareholders.

Duxton Farms Dryland Cropping per Hectare Value vs ASX200 TR Capital Appreciation, 2018-2024



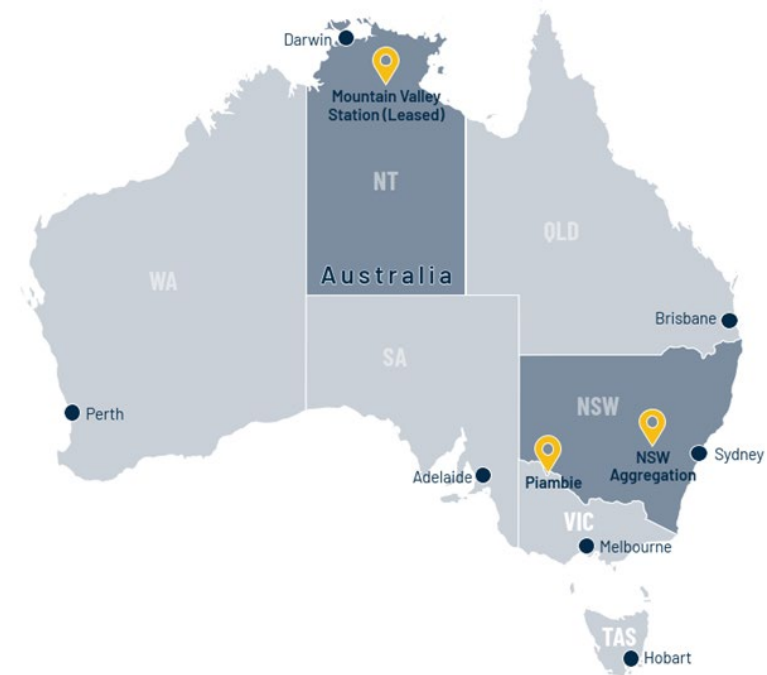
*The 30 June 2024 valuations have not been finalised at the time of publication, the realised Timberscombe per hectare valuation has been substituted here as a proxy for the dryland portfolio, the final value may differ.



Duxton Farms Portfolio Development

CYCLING INTO NEW LONG-TERM GROWTH OPPORTUNITIES

- Duxton Farms seeks to provide investors with direct exposure to the Australian agricultural sector via a portfolio of natural assets.
- Duxton Farms has a long investment horizon but remains highly responsive and adaptable to shifting market conditions.
- The Company is currently undergoing a period of strategic adjustment as the original investment thesis it initially brought to market has unfolded.
- Duxton Farms is shifting focus away from broadacre farming in New South Wales into expansion opportunities in the Northern Territory and Victoria, including one of the largest pistachio developments in Australia.
- The Company has further diversified its holdings by taking minority equity positions in opportunities that have high potential for growth or industry consolidation.
- Duxton Farms plans to commit further capital to these projects and new opportunities as they arise, which may place pressure on earnings in the short term as the portfolio’s exposure is reweighted from mature subsectors of agriculture towards development projects which the Board believe have greater long-term potential.
- Investors should expect the Company’s portfolio to continue to evolve as Duxton Farms gains exposure to new production systems, commodities and geographies.



State	Property	Size (ha)	Irrigable Capacity (ha)
NSW	Walla Wallah	1,400	939
NSW	Cowaribin	940	281
NSW	Merriment	535	367
NSW	Yarranlea	2,184	560
NSW	West Plains	3,477	639
NSW	Kentucky	6,438	367
VIC	Piamble	1,185	917
NT	Mountain Valley(Leased)	141,000	-
	Total	157,159	4,070

Company	Exposure	Ownership Stake
Duxton Bees Pty Ltd	\$1,750,000	8.77%
Duxton Dried Fruits Pty Ltd	\$2,500,000	7.91%
Duxton Pistachios Pty Ltd	N/A (Piamble asset)	100%





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**This announcement has been authorised for
release by the Board of Directors.**

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