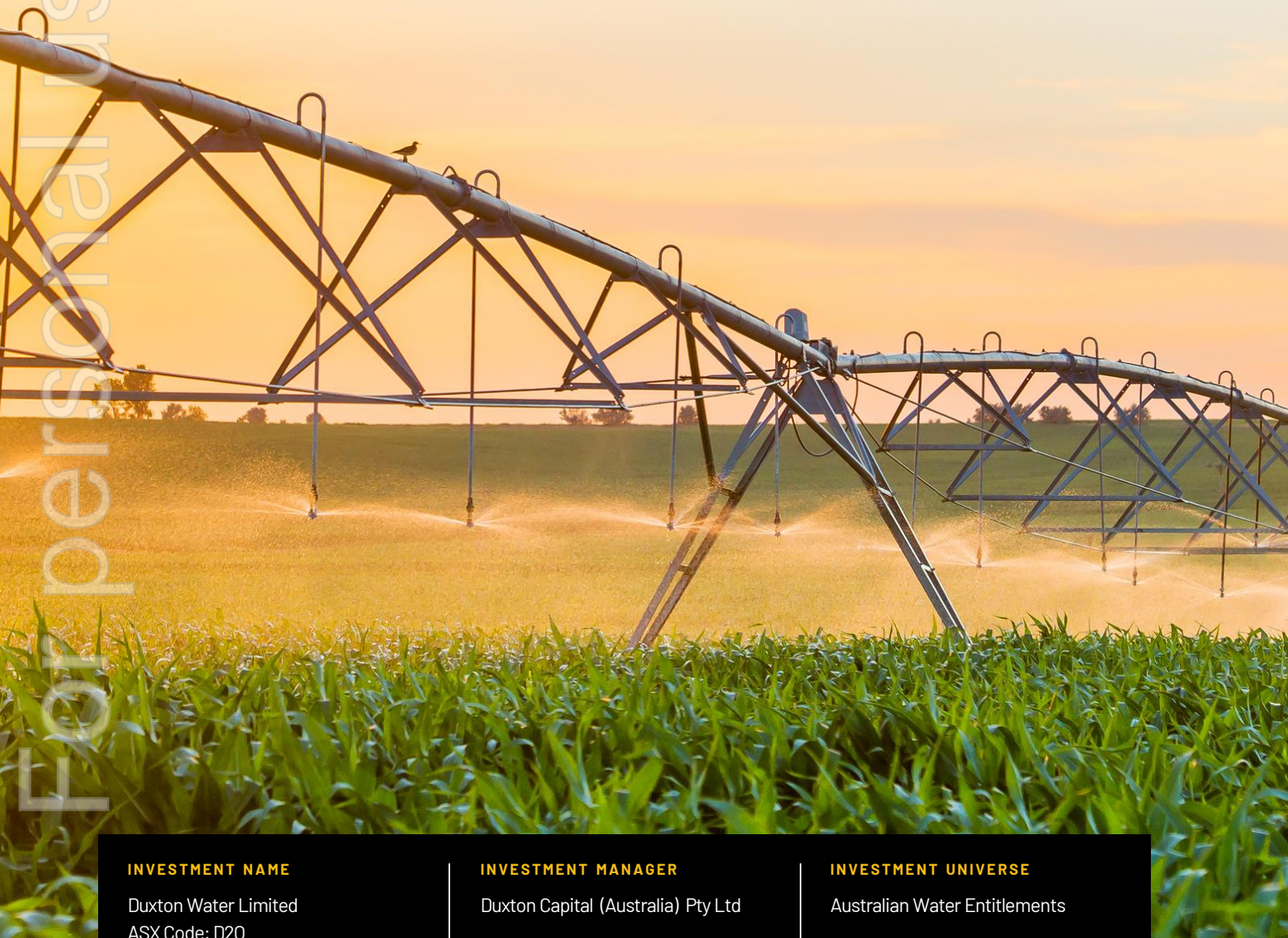


# Monthly Update



MAY 2025

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**INVESTMENT NAME**

Duxton Water Limited  
ASX Code: D20

**INVESTMENT MANAGER**

Duxton Capital (Australia) Pty Ltd

**INVESTMENT UNIVERSE**

Australian Water Entitlements

**NET ASSET VALUE (POST-TAX)**

\$1.66 per share

**WATER PORTFOLIO VALUE\***

\$289 million

**SHARES ON ISSUE:** 156,881,473

**OPTIONS ON ISSUE:** 38,165,498



The primary investment objective of Duxton Water (“the Company”) is to build a portfolio of permanent water entitlements and utilise this portfolio to provide flexible water supply solutions to our Australian farming partners. The Company generates a return by offering irrigators a range of supply solutions including long-term entitlement leases, forward allocation contracts and spot allocation supply.



### Portfolio Managers’ Update

Duxton Water held its 2024 Annual General Meeting on 30 May 2025, where shareholders approved the Internalisation proposal that was first announced on 4 April 2025. The Company would like to thank shareholders for their continued support and confidence in the Company’s long-term strategy. While we will continue to prioritise operations and portfolio performance, we look forward to completing the transition to a fully internalised business within the next 18 months.

On 15 May 2025, the Company was pleased to announce that the \$121 million sale of entitlements to the Australian Government had settled. Proceeds from this sale have been received, and \$108 million has been used to repay debt. As a result, the Company now has a Net Debt Ratio (or “LVR”) of approximately 3%. This puts the Company in a great position to take advantage of attractive opportunities as they arise.

During May, the size of the Duxton Water portfolio remained relatively stable. The Company acquired a small parcel at an attractive price in the lower Murray that fits well within the current portfolio. The Company continues to look for well-priced opportunities in zones where the Company sees long-term value.

With respect to the water entitlement market, there have been no significant changes to valuations in the month of May. As a result, portfolio valuations and net asset value have remained relatively unchanged from last month.

Allocation prices continued their upward trend through the end of May, trading at around \$250–\$300/ML in the lower Murray. Price increases were observed across all major water zones compared to April. This represents a notable contrast to the same period in recent years, when wet conditions had driven prices downwards by the end of the water year.

Looking ahead, the weather outlook for July to September 2025 indicates average rainfall conditions across most of the southern Murray Darling Basin. The past few months, including May, have been notably dry. Although early June rainfall has marginally improved storage levels, major dams across the basin remain approximately 54% full<sup>1</sup>. The Company believes winter rainfall will be critical in shaping allocation market dynamics for the 2025–2026 water year.

State Resource Manager forecasts remain largely unchanged. They anticipate that high security entitlements in the NSW Murray and Murrumbidgee will open at 97% and 95%, respectively. In Victoria, they anticipate opening allocations to be 25% or above, with progressive increases to occur throughout the year. Total seasonal determinations for Victorian high reliability entitlements are forecast to range between 38% and 100% by February 2026, depending on storage inflows and prevailing weather conditions<sup>2</sup>.

With one month remaining in the current water year, Duxton Water is focused on preparations for the new water year. The Company has been successful in securing several leases for next season. Based on current contracts, the Company expects to be 52% leased from 1 July 2025.



**Lachlan Campbell**  
Portfolio Manager



**Lachlan Beech**  
Portfolio Manager

1. Basin water in Storage Report – 4 June 2025.  
2. Resource Manager Northern Victoria and NSW Government water allocation statements issued on 15 May 2025.

### COMPANY PERFORMANCE (31 MAY 2025)

1 Month	3 Months	6 Months	12 Months	Inception
-0.10%	8.59%	13.68%	15.27%	119.23%

\*These figures are based on post-tax NAV movements and include franked dividends for the period

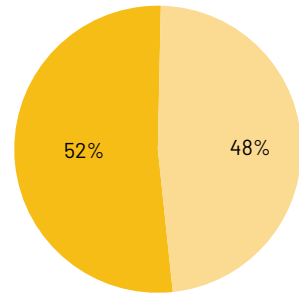


**COMPANY SNAPSHOT**

	Jan-25	Feb-25	Mar-25	Apr-25	May-25
NAV (Post-Tax)	\$1.55	\$1.58	\$1.71	\$1.66	\$1.66
NAV (Pre-Tax)	\$1.66	\$1.71	\$1.87	\$1.86	\$1.85
Portfolio Size (\$)	\$393m	\$385m	\$290m	\$289m	\$289m
Shares on Issue	156m	156m	156m	157m	157m
Options on Issue	38m	38m	38m	38m	38m
Net Debt*	30%	29%	28%	30%	3%

\* Net Debt = Debt Drawn / (Total Water Assets + outstanding water receivables - outstanding water payables)

**WATER PORTFOLIO DIVERSIFICATION**

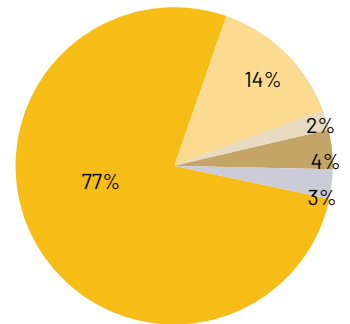


■ Leased ■ Unleased

**PORTFOLIO SUMMARY**

	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Portfolio Size (ML)	92 GL	90 GL	59 GL	59 GL	59 GL
Zones Held (#)	19	19	17	17	17
Leased %	38%	40%	52%	52%	52%
WALE	2.9 years	2.8 years	2.7 years	2.6 years	2.5 years
WALE (inc. options)	4.5 years	4.4 years	4.3 years	4.2 years	4.1 years

**ENTITLEMENT VALUE BY REGION**



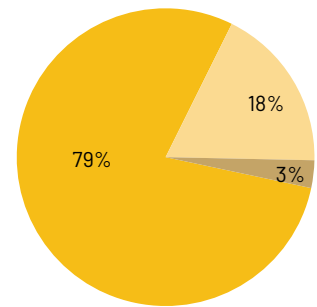
■ Murray ■ Murrumbidgee  
■ Goulburn ■ Lachlan  
■ Mallee

**ALLOCATION PRICES (END OF MONTH)**

	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Lower Murray	\$160	\$180	\$185	\$250	\$280
Upper Murray	\$130	\$120	\$112	\$125	\$170
Goulburn	\$90	\$103	\$110	\$120	\$180
Murrumbidgee	\$235	\$200	\$180	\$240	\$260
Lachlan	\$120	\$125	\$110	\$110	\$115

\* Approximate water allocation prices at the end of each period.

**WATER SECURITY BREAKDOWN**



■ High Security ■ General Security  
■ Groundwater

**SOUTHERN BASIN DAM STORAGE LEVELS (ANNUAL)**

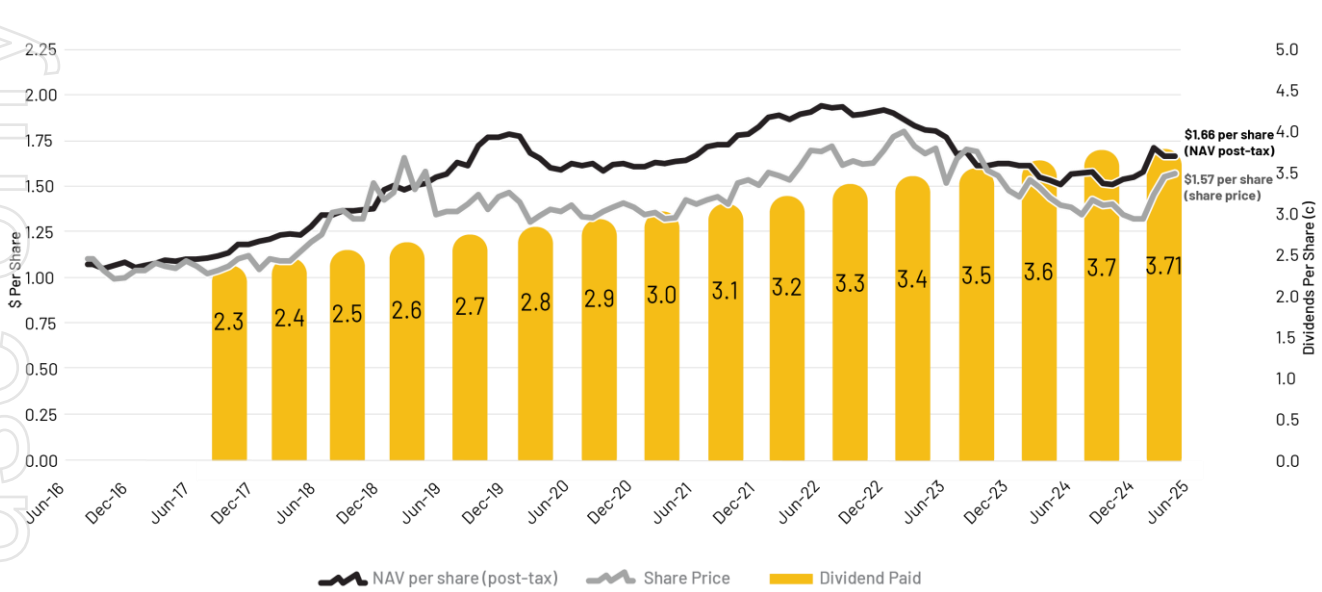
	May-21	May-22	May-23	May-24	May-25
Dartmouth	64%	94%	96%	94%	74%
Hume	45%	91%	91%	61%	24%
Lake Eildon	55%	77%	93%	90%	59%
Blowering	89%	95%	93%	71%	38%
Burrinjuck	79%	88%	86%	69%	41%
Menindee Lakes	58%	113%	82%	56%	57%
Weighted Average	61%	92%	92%	78%	52%

\* Dam storage levels at the end of each period.

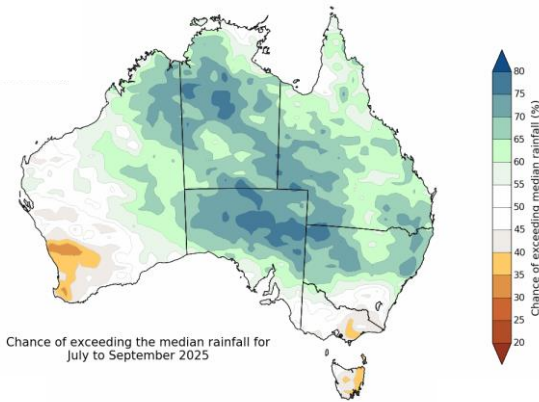




HISTORICAL PERFORMANCE (& DIVIDENDS) - SINCE INCEPTION

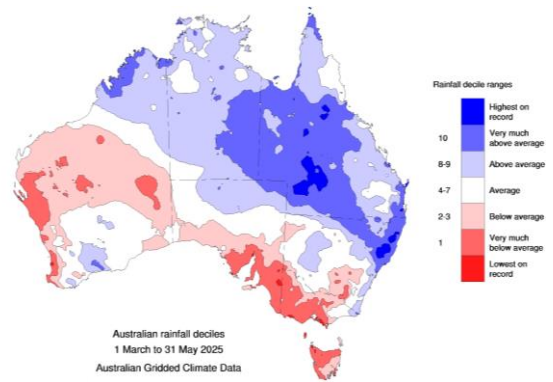


CHANCE OF ABOVE-AVERAGE RAINFALL  
JULY 2025 - SEPTEMBER 2025



Source: Bureau of Meteorology - Issued 5 June 2025

RAINFALL DECILE CHART (AUTUMN)  
MARCH 2025 - MAY 2025



Source: Bureau of Meteorology



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This announcement has been authorised for release by the Chairman of Duxton Water Limited

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