

**ASX ANNOUNCEMENT**

**INVESTMENT PROPERTY UPDATE**

FFI Holdings Limited (the “**Company**”) provides the following update regarding the Company’s investment property portfolio.

On 22 July 2024, the Company advised that an existing lease of one of its investment properties was due to expire in November 2025 and the lessee had advised that it did not intend to renew the lease.

The Board now advises that the previous lease has ended and the Company has entered into a new agreement to lease the property for a 10-year period (with an option for the lessee to extend for a further two, five-year terms). The commencing lease income will be \$0.938 million per annum. One-off costs associated with securing the new lease (including lease incentives, legal and agents’ fees) are expected to be approximately \$0.38 million. The new lease is not expected to change the asset value from the valuation used in the 30 June 2025 financial accounts of the Company.

The counter party to the transaction is a government agency owned by the Western Australian Government.

Given the length of the lease, the quality of the lessee and the security of the future cash flows from this property, the Directors of the Company are pleased with the new agreement.

This announcement has been authorised for release by the board.

**Contacts**

For more information, please contact:

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**About F.F.I. Holdings Ltd.**

F.F.I. Holdings Ltd is a Western Australian based investment and operating company focused on generating sustainable, long-term shareholder value through two core pillars: food manufacturing and property investment.

- The food manufacturing, processing and packing operations cover a diverse range of products including chocolate, cake toppings and confectionery products, bakers’ jams and fruit fillings, snack foods and contract packing.
- The property investment portfolio is strategically located in the rapidly developing Cockburn Central industrial area in Western Australia.

This dual-sector strategy provides balance and security, allowing the Company to capitalise on market opportunities while mitigating risk.

Through active management, targeted development and careful capital management, the Company aims to deliver consistent income and capital appreciation for shareholders.

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