

PLACEMENT OF FORBES PORTFOLIO ON MARKET

28 January 2026

Duxton Farms Ltd ("**Duxton Farms**" / "**Company**") has commissioned CBRE Group to market three of the Company's irrigated and dryland cropping properties near Forbes, New South Wales for sale. The proposed sale of 'Walla Wallah', 'Yarranlea' and 'West Plains' is a further key step in the Company's strategic shift away from broadacre cropping as the Board continues to execute on its strategy to expand and broaden the portfolio's exposure to the Australian agricultural sector.

Together 'Walla Wallah', 'Yarranlea' and 'West Plains' comprise an institutional grade cropping asset spanning 7,061 hectares, approximately a third of which is irrigable. The properties will be marketed with the Company's significant 8.6 gegalitre portfolio of Lachlan River surface and groundwater, and will mark the Company's complete exit from irrigated and dryland cropping in New South Wales.

Duxton Farms expects to receive expressions of interest by the end of March and, subject to agreement on sale terms, is targeting settlement before the end of the 2026 Financial Year. The Company intends to use the proceeds of the proposed sale to invest further in the Company's development assets in horticulture, viticulture, apiculture and its expansion in Northern Australia.

For more information about the Company's portfolio and operations, please refer to the following documents released to the ASX:

- *Merger and Placement Presentation* released on 26 June 2025;
- The 2025 Duxton Farms Annual Report released on 7 August 2025; and,
- *Notice of Extraordinary General Meeting/Proxy Form* released on 4 September 2025.

Please contact Helen at helen.karlis@sodali.com for any media enquiries.

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