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DUXTON
F A R M S

Q2 FY 2026

Activities Report for Quarter Ending 31 December 2025

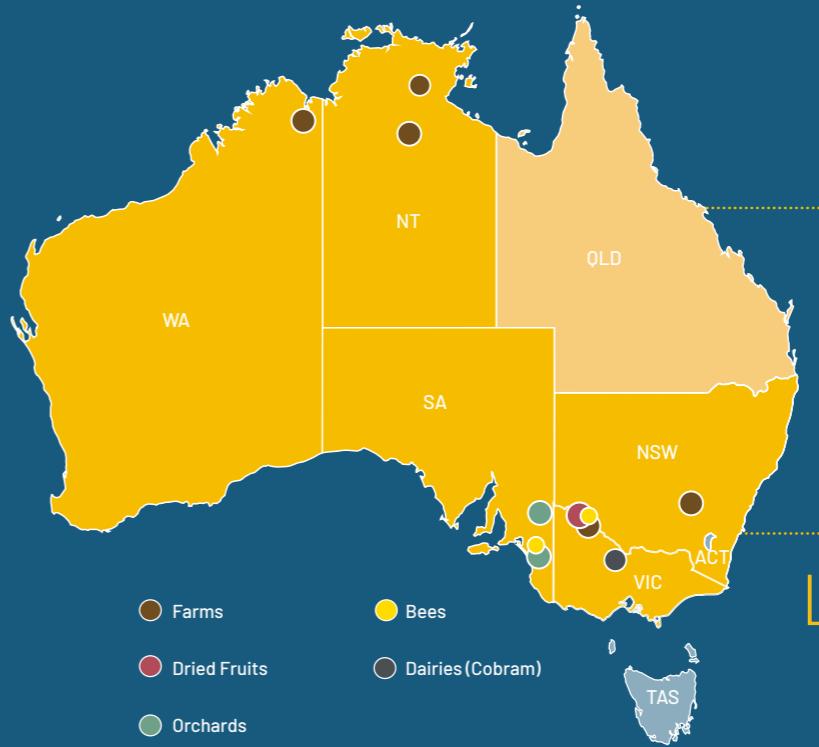




Duxton Farms Limited ("Duxton Farms" / "Company") is an Australian agricultural enterprise that directly invests in and operates a diversified portfolio of efficient, high-quality farmland assets. As a significant landowner and an active producer of key agricultural commodities, the Company seeks to provide investors with returns through ongoing operational yields and sustainable long-term capital appreciation. Duxton Farms aims to achieve this objective by implementing best-in-class farm management techniques at scale, to produce a diverse range of commodities in an efficient manner, all with the goal of satisfying the increasing global demand for key agricultural staples.

Company Snapshot

Duxton Farms manages a portfolio of agricultural assets spanning approximately 183,000 hectares in six States and Territories. The Company's operations are organised under four operational pillars: cropping & livestock, horticulture, viticulture, and apiculture. Duxton Farms currently produces and/or sells a range of agricultural products and services, including dried grapes, honey, pollination services, cotton and apples, and is one of Australia's most significant investors in developing walnut and pistachio production. A visual overview of Duxton Farms' operational footprint is pictured opposite:



Portfolio

Cropping & Livestock,
Horticulture, Viticulture,
Apiculture

Operating Footprint

~180,000 hectares in six
States and Territories

Land Summary

18,138ha Owned
165,117ha Leased
584 Government Apiary Sites
Leased

Water Entitlement Summary

20,468ML Owned
12,952ML Leased



NSW Forbes Aggregation

The winter crop at Forbes was established well and experienced strong early growth but suffered in hot and dry conditions as the season progressed. Duxton Farms continued to irrigate the winter crop to the end of the season where possible, and has not been able to completely mitigate the impact of hot and dry weather conditions across the aggregation. On a positive note, the Company completed ginning the previous summer's cotton crop during the quarter with positive yields across the aggregation.

The Company turned its attention towards preparation of the 2026 cotton crop at the end of the quarter, with fertiliser application currently before the Christmas break. Following some cotton fields being re-lasered last quarter, the Company has begun preparing the land for planting at Yarranlea. Maintenance irrigation works are underway, including repairs, maintenance, and efficiency upgrades on the pump infrastructure at Yarranlea and Walla Wallah.

Duxton Farms notes that the livestock programme at Merriment and Cowaribin has been liquidated as part of the sale of those properties, as the Company has continued to rotate capital out of broadacre farming and into other development projects. As noted in previous disclosures, the Board of Duxton Farms' stated strategic objective is to expand and broaden the portfolio's exposure to the Australian agricultural sector, and the sale of Merriment, Cowaribin and other broadacre farming assets places the Company in a strengthened position to continue building its portfolio in horticulture, apiculture, viticulture, and in Northern Australia.

Northern Australia

Pasture has been established in the blocks around the Mountain Valley homestead, and the Company continues to work through mapping and surveying for further cropping development. The cotton crop in the Ord is finishing well following favourable weather conditions during the quarter, with the final irrigation application occurring during the quarter and first defoliation expected in early February. Harvest at the Ord began in September and will be ginned in the new Kununurra cotton gin. The Company continues to work through the requirements for the development of the Wildman Precinct, noting a biodiversity assessment was obtained during the quarter with an environmental assessment and land clearing assessment to follow.

The cattle muster was finalised at Mountain Valley Station, and the Company has been pleased with what has been processed to date with strong growth in the overall herd size expected to continue. The cattle remain in good condition, with all stock continuing to receive supplementary lick and feeding. During the quarter, The Company sold steer and other livestock that met market specifications. Buffalo has also been sold using outside contractors to catch and process.





Horticulture

Pistachios

Earthworks and land preparation continued for the fourth stage of plantings at the Piambie pistachio orchard, which is expected to represent another significant step forward in what is already one of Australia's largest and most rapidly-developed single pistachio orchards. If Stage 4 goes to plan, the Company's total planted area will reach nearly 650 hectares, which is significant in the context of national production. The orchard saw uniform and consistent growth across all stages of development during the quarter, with the trees looking in good condition. Infield budding was complete for those trees which were not budded in nursery for Stage 3, with adequate bud take and strong scion growth evident. The Company continues tree training as an ongoing priority across the young orchard to manage the rapid growth of the pistachios.

Walnuts

The walnut plantation at Yarramundee is showing good signs of growth; the Stage 1 trees that are now three years old are carrying a good number of nuts, which is a positive sign ahead of their first commercial harvest in 2027. Orchard husbandry activities continued during the quarter with fertigation, irrigation, and foliar nutrition programs completed as scheduled. The Company cultivated and harvested a winter crop on the land at Yarramundee that has not yet been planted to walnuts, and harvested approximately 450 hectares of irrigated and dryland wheat, canola, lucerne and oaten hay. The Company also planted 50 hectares of maize under pivot irrigation in the summer.

Apples

The Loxton and Nangwarry apple orchards remain in good condition despite challenging conditions. The Company has experienced some labour constraints across both sites this season, which has resulted in some operational inefficiencies. Despite this, the Company has seen good fruit development following the completion of hand-thinning during the quarter. At the Loxton orchard, the Pink Lady blocks under netting are carrying a lighter crop this season, a trend consistent with the wider industry. Crop load across the Nangwarry orchard is strong, with the Pink Lady and Fuji blocks carrying heavy crops. At this stage, the Company expects to begin harvest in February 2026, beginning with the Royal Gala blocks at the Loxton orchard.



Viticulture

The Euston and Wemen dried fruit sites experienced an excellent start to the growing season over the quarter with high temperatures and low humidity, which are optimal conditions for even vine growth. As dried grapes generally do well in hot and dry conditions into the harvest period, the Operations Team are expecting a strong end to the season and have applied potassium to the vines to mitigate vine stress from high temperatures. The latest yield estimates are in-line with budget, and the Company expects to begin harvesting in Q3 FY2026 once the grapes reach the required sugar concentration for processing.



Apiculture

Pollination

The Company successfully fulfilled its 2025/26 almond pollination contracts during the quarter, outperforming budget as a result of healthy demand from pollinators, which include some of Australia's largest horticultural producers.

Duxton Farms has continued to establish new relationships with pollinators and other participants in the apiculture industry alike, having now turned its attention towards pollination for the 2026/27 season. Duxton Farms has secured contracts to place over 40,000 of its own beehives and those brokered on behalf of other beekeepers, representing strong year-on-year growth.

Honey Production & Sales

Below average rainfall across New South Wales impacted the Company's honey production during the quarter, with year-to-date volumes slightly below budget. The Company is looking at opportunities to produce honey in Queensland over the autumn and winter months, given the increased rainfall forecast for the state.

Due to the dry conditions in New South Wales, the largest honey-producing state in Australia, the bulk honey market is currently in short supply. As a result, bulk honey prices trended upwards during the quarter, which may offset the reduction in volume. The Company's branded product, Fuzzy Bum, continues to expand its domestic retail footprint now stocked in over 200 stores across Australia, and the Company continues to pursue international growth opportunities.

Duxton Farms finalised the internalisation of select corporate functions previously performed by Duxton Capital (notably Finance, Legal and Compliance, and Human Resources) at the end of the quarter. The process has been carried out smoothly and relevant staff are expected to move into new offices on Greenhill Road just outside the Adelaide Central Business District in early February.

Company Quarterly Cash Flow Commentary

The Group recorded an operating cash flow deficit for the quarter ending 31 December 2025 of \$9.2 million which can primarily be attributed to costs associated with the 2026 winter crop harvest, grow costs and vine preparation at the Company's dried grape vineyards, land preparation and planting costs for the 2026 summer crop, and costs associated with further development of the pistachio plantation at Piambie and the Company's development assets in Northern Australia.

On 30 October the Company completed the merger of Duxton Farms with four other businesses operating in the Australian agricultural sector, for which it paid \$63.7 million in total consideration, of which \$54.5 million was issued in shares. The Company also refinanced its term debt facilities, drawing \$66.0 million and repaying \$59.3 million. Related party transactions of \$187k in item 6.1 of the quarterly cash flow report represent \$181k paid to Duxton Capital (Australia) Pty Ltd for financial services and management fees for acting as Investment Manager. Amounts totalling \$5k, were paid to Duxton Carbon Pty Ltd for ESG services.



Disclaimer

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



Appendix 4C

Quarterly Cash Flow Report For Entities Subject To Listing Rule 4.7B

Name of entity		Quarter ended ("current quarter")	
ABN		31 December 2025	
Consolidated statement of cash flows		Current quarter \$A'000	Year to date (6 months) \$A'000
1.	Cash flows from operating activities		
1.1	Receipts from customers	5,379	11,123
1.2	Payments for		
	(a) research and development	-	-
	(b) product manufacturing and operating costs	(8,379)	(15,522)
	(c) advertising and marketing	(80)	(80)
	(d) leased assets	(863)	(1,060)
	(e) staff costs	(2,603)	(3,378)
	(f) administration and corporate costs	(2,978)	(3,873)
1.3	Dividends received (see note 3)	-	-
1.4	Interest received	31	164
1.5	Interest and other costs of finance paid	(238)	(680)
1.6	Income taxes paid	-	(2,500)
1.7	Government grants and tax incentives	132	261
1.8	Other (provide details if material)	372	541
1.9	Net cash from / (used in) operating activities	(9,227)	(15,004)

2.	Cash flows from investing activities		
2.1	Payments to acquire or for:		
	(a) entities	(14,364)	(15,273)
	(b) businesses	-	-
	(c) property, plant and equipment	(930)	(4,487)
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (6 months) \$A'000
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	730	730
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	-	-
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
2.6	Net cash from / (used in) investing activities	(14,564)	(19,030)
3.	Cash flows from financing activities		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	5,174	5,174
3.2	Proceeds from issue of convertible debt securities	-	-
3.3	Proceeds from exercise of options	-	-
3.4	Transaction costs related to issues of equity securities or convertible debt securities	(100)	(100)
3.5	Proceeds from borrowings	65,962	65,962
3.6	Repayment of borrowings	(59,321)	(59,504)
3.7	Transaction costs related to loans and borrowings	-	-
3.8	Dividends paid	-	(4,692)
3.9	Other (provide details if material)	-	-
3.10	Net cash from / (used in) financing activities	11,715	6,840
4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	6,835	21,953
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(9,227)	(15,004)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(14,564)	(19,030)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	11,715	6,840
4.5	Effect of movement in exchange rates on cash held	-	-
4.6	Cash and cash equivalents at end of period	(5,241)	(5,241)

5. Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter \$A'000	Previous quarter \$A'000
5.1 Bank balances	763	290
5.2 Call deposits	-	9,757
5.3 Bank overdrafts	(6,004)	(3,212)
5.4 Other (provide details)	-	-
5.5 Cash and cash equivalents at end of quarter (should equal item 4.6 above)	(5,241)	6,835
6. Payments to related parties of the entity and their associates	Current quarter \$A'000	
6.1 Aggregate amount of payments to related parties and their associates included in item 1		187
6.2 Aggregate amount of payments to related parties and their associates included in item 2		-
<i>Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.</i>		

7. Financing facilities	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
<i>Note: the term "facility" includes all forms of financing arrangements available to the entity. Add notes as necessary for an understanding of the sources of finance available to the entity.</i>		
7.1 Loan facilities	84,250	84,250
7.2 Credit standby arrangements	7,475	6,004
7.3 Other (please specify)	9,000	4,665
7.4 Total financing facilities	100,725	94,919
7.5 Unused financing facilities available at quarter end		5,806
7.6	Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.	
	CBA Overdraft \$7,800,000: Rate 6.47% maturity at call CBA Term Debt Facility \$60,000,000: Variable Rate of 4.60% maturing 31/12/27 NAB Term Debt Facility \$24,250,000: Variable Rate of 4.70% maturing 31/12/27 CBA Asset Finance Facility \$3,000,000: Variable Rates of 3.38% to 7.50% maturing 31/12/27 NAB Asset Finance Facility \$3,500,000: Variable Rates of 3.98% to 6.65% maturing 31/12/27 All facilities are secured by mortgages over property and water entitlements.	

8. Estimated cash available for future operating activities	\$A'000
8.1 Net cash from / (used in) operating activities (item 1.9)	(9,227)
8.2 Cash and cash equivalents at quarter end (item 4.6)	(5,241)
8.3 Unused finance facilities available at quarter end (item 7.5)	5,806
8.4 Total available funding (item 8.2 + item 8.3)	565
8.5 Estimated quarters of funding available (item 8.4 divided by item 8.1)	0.06
<i>Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.</i>	
8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:	
8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?	Answer: The current level of net operating cash flows are expected to continue at the current level for the time being
8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?	Answer: The Company has announced the settlement of its Merriment property on 13 January 2026 for \$5.1 million and is in the final stages of agreeing sale terms for its Cowaribin property. Duxton Farms also notes that it has listed a further three properties for sale, which carry a book value of \$65.6 million, and is expected to settle in the 2026 calendar year.
8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?	Answer: Yes, following the settlement of the two properties referred to in 8.6.2

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

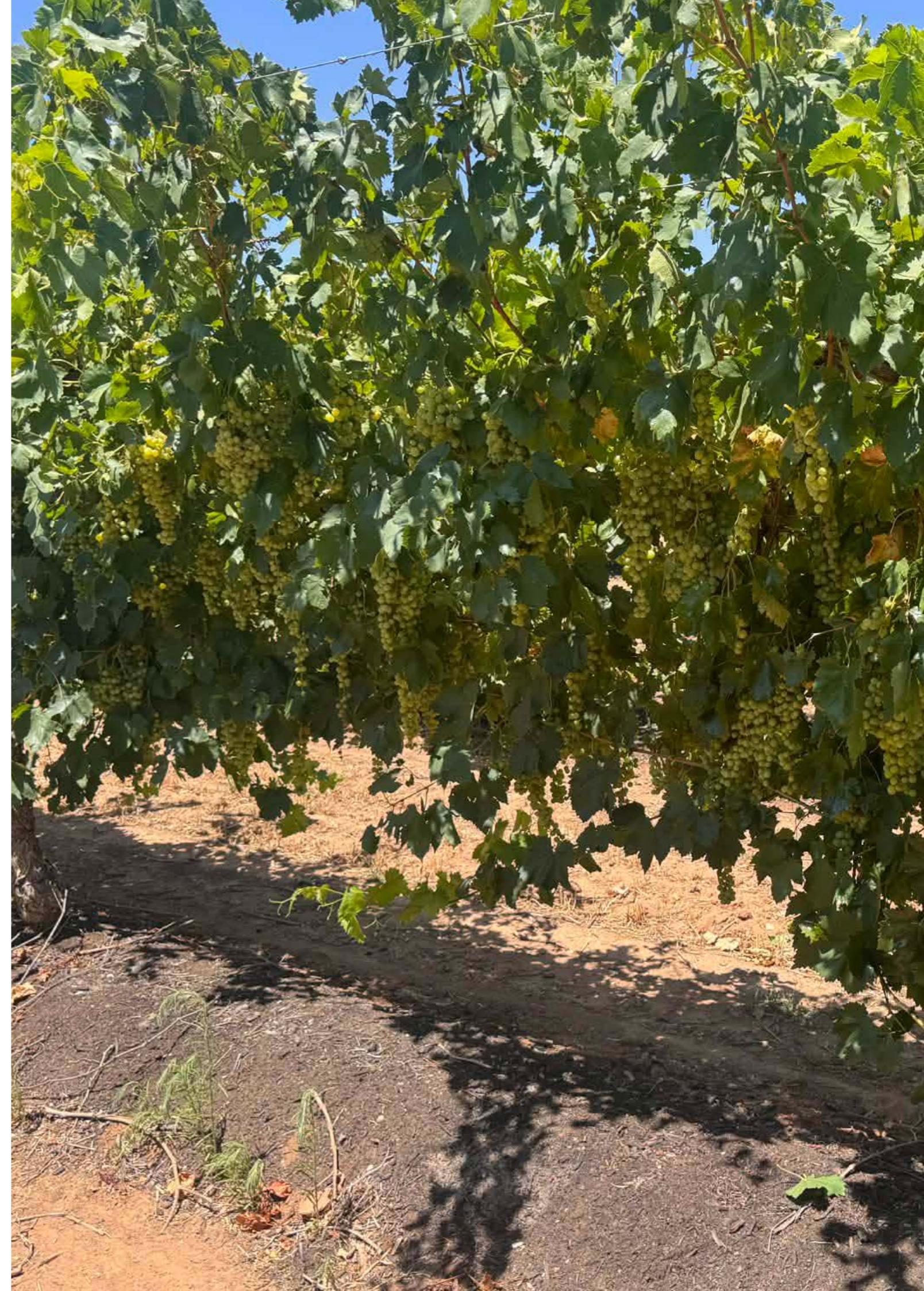
- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Date:30 January 2026.....

Authorised by:By the Board of Directors.....
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, AASB 107: *Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.



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