



## ASX RELEASE

---

### THE PURCHASE OF A PROPERTY IN SOUTHERN QUEENSLAND

---

The Company announces that its wholly owned subsidiary WIN A1 Pty Limited has completed the purchase of a property known as “Toddbrooke” at Jondaryan on the Darling Downs in southern Queensland. The purchase price was \$3 million.

Toddbrooke comprises a 125.864 Hectare “Rural 100 ha” zoned parcel of land held in a single freehold title. It is located between Aubigny and Jondaryan, approximately 43.5km to the west of Toowoomba on the Darling Downs in southern Queensland.

The community of Jondaryan is located approximately 4.5km to the northwest.



**Oakey Creek, Dam, boundaries and infrastructure of Toddbrooke**

The property is in superb condition and is approximately 97% developed to cultivation, with the entire cultivation area able to be irrigated, however at present only approximately 70% is irrigated via handset and a travelling pivot which were included in the sale.



**The pivot irrigator operating on Toddbrooke**

Water to the property is provided via a 180ML (megalitres) water allocation attached to Oakey Creek, which adjoins the property along the southern boundary and a 125ML bore allocation. Additionally there is a 65ML storage dam on the property.

The company intends to enter a contract farming joint venture which will produce vegetables for export.

**A1 INVESTMENTS & RESOURCES LTD**



Charlie Nakamura  
Managing Director