



SETTLEMENT OF 'MERRIMENT' PROPERTY

13 January 2026

Duxton Farms Ltd ("**Duxton Farms**" / "**Company**") is pleased to announce that it has settled on the sale of its 'Merriment' property to a private buyer on a vacant possession basis for AU\$5.1 million, which included 534.7 hectares and 828 megalitres' worth of water entitlements.

Consistent with its market release announcing the execution of contracts on the 'Merriment' property on 5 December 2025, the Company will reinvest proceeds back into its post-merger portfolio. Duxton Farms will also continue to rotate capital out of broadacre farming properties and into other opportunities in the post-merger portfolio which the Directors believe will offer a higher return on capital.

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

For all enquiries, please call Duxton Farms on +61 8 8130 9500.