INVESTMENT OVERVIEW



MAY 2018

DUXTON WATER LIMITED

ACN 611 976 517

PREPARED AND PRESENTED BY

DUXTON CAPITAL (AUSTRALIA) PTY LTD
DUXTON WATER LIMITED

DUXTON WATER LIMITED [ASX:D2O]

INVESTMENT OVERVIEW

Duxton Water Limited ("Duxton Water") presents an opportunity to invest in Australian water entitlements (also known as water licenses or water rights), giving a perpetual right to Australia's water supply. Water is a key input into a number of agricultural industries, and as such, Duxton Water acts as a proxy to the agriculture industry. It is the only listed water company of this type, worldwide.

Duxton Water manages a diversified portfolio of water assets aiming to access both income yields and capital growth opportunities. Duxton Water's Investment Manager is Duxton Capital (Australia).

- INFLATIONARY HEDGE
- REAL UNDERLYING ASSET
- VISIBLE REVENUE STREAM
- DIVIDENDS
- LOW CORRELATION WITH EQUITY RISK
- CAPITAL GAIN POTENTIAL
- SCALABLE
- GEOPOLITICAL STABILITY
- NO DEPRECIATION
- [TARGET] ZERO DEBT
- ENCOURAGES WATER MARKET EFFICIENCY
- AUSTRALIAN LISTED PRODUCT (A$)
- RELATIVELY LOW MANAGEMENT FEE

DUXTON WATER LIMITED

THIS SECTION OUTLINES THE BUSINESS MODEL AND PERFORMANCE TO DATE OF DUXTON WATER LIMITED

VISIBLE REVENUE STREAM

Returns are expected to be generated via water entitlement leases, ranging in time horizon from 3 to 7 years, and trade of spot allocations with primary producers. As at 30 April 2018, Duxton Water currently leases 55% of the portfolio with a weighted average lease duration of 5.18 years; the remaining portion of the portfolio is unleased.

Assuming a steady state basis, the forecast annual gross yield to the end of 2018 is 6.10%. (This is a forecast and actual results may vary).

DIVIDENDS

The Company paid it's first Dividend in November 2017 at 2.3 cents, franked to 75%. It paid it's second Dividend in April 2018 at 2.4 cents, franked to 60%. Total dividend per share since listing is therefore 4.7 cents.

SCALABLE

Duxton Water is highly scalable; most expenses within the business will remain stable as the business grows with the exception of a few items such as Government fees and transaction costs, and performance related fees. The dilution impact of further capital injection should be short lived as money raised will be efficiently deployed into the acquisition of further entitlements.

LOW MANAGEMENT FEE

Duxton Water has no staff itself; management is outsourced to Duxton Capital (Australia) with a fee structure that is highly competitive:

- The Investment Manager receives a management fee of 0.85% p.a. of the net asset value (NAV) of the Company.
- A performance fee (subject to a high watermark) of 5% p.a. is payable on annual returns above 8%, and 10% p.a. on annual returns above 12%.
- The Investment Manager is also paid for reimbursable costs.

1 The Company tracks the return from its unleased entitlements in the form of a Running Yield, from start of the financial year (1 January) to date, based on the current annual income on the investment divided by its current market value. This yield should increase through the Company's financial year as we divest the remainder of held allocation and derive returns from the next water year's allocation from 1 July. Past performance is not a reliable indicator of future performance. Water Year: http://www.bom.gov.au/water/awid/id-644.shtml

2 Franking credits are available to Australian residents only. It enables an individual to claim an offset in their personal income for the tax paid by the Company.

SUMMARY

KEY FACTS AND INVESTMENT INFORMATION

SECURITIES ON ISSUE	73,094,343 Shares 62,132,906 Options
NAV PER SHARE (30 APR 2018)	A$1.24 per share
EXERCISE PRICE OF EACH OPTION	A$1.10 Exercisable before 31 May 2018
MARKET CAP (30 APR 2018)	A$79,672,833 (A$1.09 per share)
ASX CODE	D2O (Shares) D2OO (Options) Listed 16 September 2016
INVESTMENT UNIVERSE	Australian Water Entitlements*
INVESTMENT MANAGER	Duxton Capital (Australia) Pty Ltd

Duxton Water has no direct employees, therefore the portfolio of water assets are managed by Duxton Capital (Australia), part of the Duxton Group as a wholly owned subsidiary of Duxton Capital Pte Ltd. The Group manages over A$780 million in assets (as at 28 February 2018). The members of the Duxton Group have been exposed to Australian water markets since 1999.

KEY OBJECTIVES

- Visible revenue streams and dividend streams as high as prudently possible and franked to 100% or the maximum extent possible.
- Deliver investors with optimal long-term gains on their invested principal.
- Achieve reliable yields on behalf of investors.
- Establishing a portfolio which is diversified across water entitlement types, security classes and geographical regions with the Murray Darling Basin.
- Maintenance of the principal invested.
- A long-term buy and hold strategy with the purchase and sale of assets as required to ensure the portfolio is positioned to capitalise on growth opportunities.

*Duxton Water may hold small land holdings from time to time when the purchase of land is required for the purchase of the associated water entitlement.

DIVIDENDS

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A$101.7 MILLION IN WATER ENTITLEMENTS (30 APRIL 2018)

If Duxton Water market capitalisation exceeds A$100 million, which is a possibility depending on volume of options exercised, the stock may become more attractive to institutional investors, potentially increasing liquidity.

DUXTON WATER PORTFOLIO

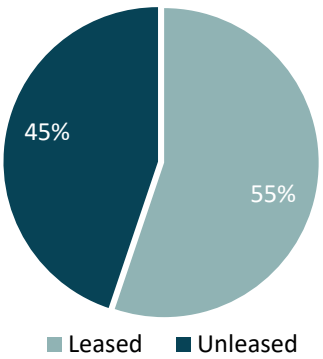
CREATING A DIVERSIFIED PORTFOLIO OF REAL ASSETS, WITH A VISIBLE STEADY REVENUE STREAM AND CAPITAL GAINS POTENTIAL

VISIBLE REVENUE STREAM

Duxton Water receives revenue primarily through long-term lease arrangements with producers.

The leases are commercial in nature with varying terms, where the lessee pays a fixed annual rent (quarterly in advance) to the lessor who maintains holding over the asset title. The lessee bears the risks associated with water allocation variability year-on-year, minimising any risk of climate variability year-on-year for Duxton Water.

The water allocations of the unleased portion are actively traded in the market to return gains on sale. **Through dividends, the returns flow though to investors.**



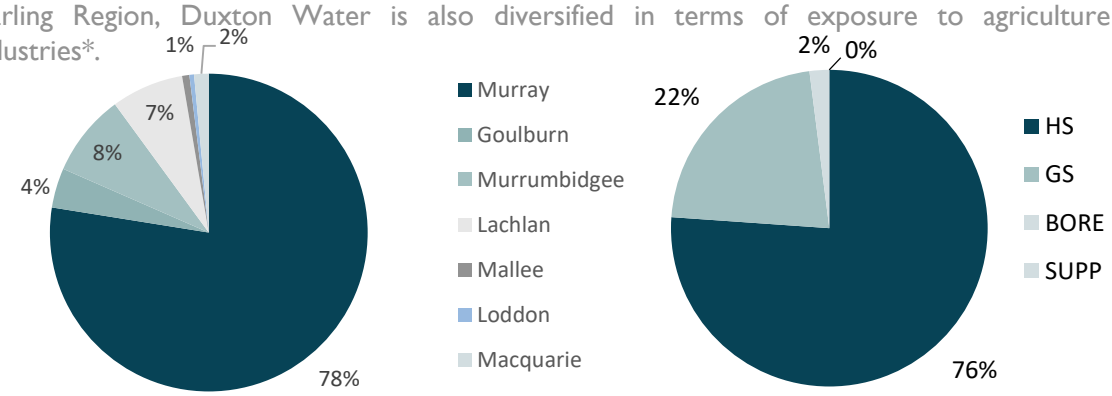
AT 31 MARCH 2018 DUXTON WATER HAD 57% OF THE PORTFOLIO LEASED.

THE LEASED PORTFOLIO RETURNS A WEIGHTED AVERAGE YIELD OF 6.2% BASED ON THE TERMS OF THE LEASES.

DIVERSIFICATION

The portfolio is diversified in terms of entitlement type (high security, general security and bore water), and in terms of entitlement location. Each entitlement (for example NSW High Security) has different characteristics, and the portfolio of assets are actively managed to ensure Duxton Water is managing risk and opportunistically maximising returns.

As a proxy to agriculture, given water is a primary resource to most producers in the Murray Darling Region, Duxton Water is also diversified in terms of exposure to agriculture industries*.



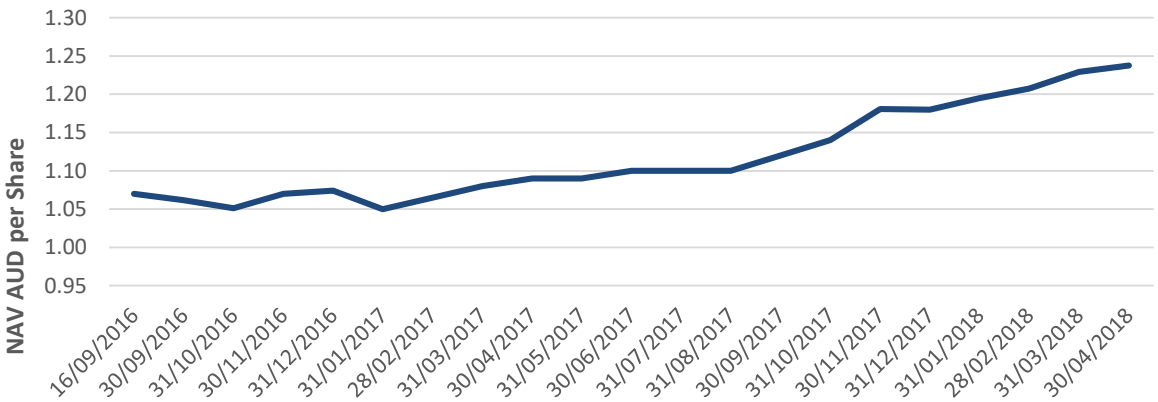
*55% of the portfolio is leased and the remainder 45% of the portfolio is unleased and sold on the temporary market. The leased portfolio is proportionally leased as follow: vineyards 86%, cropping 9%, dairy 4% and potatoes the remainder. The temporary allocation portion of the portfolio is sold to various parties and as such, the precise industry utilising the water is difficult to determine.

PERFORMANCE

NET ASSET VALUE

A$1.24 NAV PER SHARE
30 APRIL 2018

DUXTON WATER NET ASSET VALUE PER SHARE (A$)



From November 2017, NAV has been calculated based on an independent monthly portfolio valuation performed by Aither Pty Ltd ("Aither"). The after-tax figure takes into account the provision for deferred tax on set-up costs and estimates of net tax provisions that may arise should the entire portfolio be disposed of at 30 April 2018. Aither has adopted the Australian Accounting Standards Board (AASB) 13 Fair Value Measurement definition of fair value in making their assessment of the fair market value.

Period	NAV Return	NAV Return + Dividend*	NAV Return + Franked Dividend
1 month	0.68%	2.59%	2.92%
3 months	3.57%	5.47%	5.80%
6 months	8.58%	12.70%	13.53%
12 months	13.56%	13.56%	13.56%
Inception	**15.68%**	**20.07%**	**20.96%**

ANNUAL FINANCIAL RESULTS

2016 NET PROFIT A$(0.23M)
2017 NET PROFIT A$2.07M

Duxton Water is an easily scalable business, which will benefit from economies of scale. There are over 62 million options exercisable (for A$1.10) by 31 May 2018. If all were exercised the business would grow to ~A$150 million, based on market capitalisation at 31 March 2018. With the exception of some Government water charges on transactions, and management/performance fees, the majority of other expenses are stable or reasonably unchanged with the growth of the business.

*NAV return + dividend does not include any franking benefits/credits.

AUSTRALIAN WATER MARKET

THIS SECTION EXPLAINS THE NEW ASSET CLASS OF AUSTRALIAN WATER ENTITLEMENTS

REAL UNDERLYING ASSET

Duxton Water provides an opportunity to invest in Australian water assets, a new and real asset class. Rights to water are issued and held by way of water entitlements to which actual resource is allocated each year depending on the total available resource and the priority characteristics of the particular entitlement and allocations.

NO DEPRECIATION

Water entitlements are intangible assets giving the holder a right to the underlying water. Neither water, nor the entitlement, is a depreciable asset. While the system is supported by infrastructure and mechanisms to move the physical water, the asset in which Duxton Water is invested is not depreciable.

CAPITAL GAIN POTENTIAL

There is potential for capital gains as the Australian water market continues to develop and mature, and the value of the underlying asset continues to increase. Current market insights and production trends suggest that prices may increase over the next 5 to 10 years, given that the economic value of water dictates that whomever can derive the most benefit from the water should be the most willing to pay the most for the resource.

ENCOURAGES EFFICIENCY

Duxton Water will aid in the development of Australia's water markets, assisting water to be appropriately valued and utilised. The water market in Australia is the most sophisticated in the world[1]; it is relatively efficient and as such the resource is valued and priced according to the market drivers of supply and demand. The water, therefore, goes to the best and highest use, and water users are encouraged to be efficient with their water allocations to ensure the highest margins and yields returned for the input[2].

[1]http://www.afr.com/real-estate/australias-water-market-light-years-ahead-says-99m-water-fund-manager-20160812-gqr3nx
And; https://www.mdba.gov.au/sites/default/files/pubs/ABARES-water-market-report-14-15.pdf, page 44
[2]Aither have within their 'outlook entitlement markets': "after three years of rapid price growth, the limited growth in 2016-17 reflects market sentiment, with many buyers considering higher reliability entitlements to be close to or fully valued, despite the additional horticultural development underway"

THE AUSTRALIAN WATER MARKET

A SECURE, WELL-DEVELOPED MARKET WITH A REAL UNDERLYING ASSET LIKELY TO INCREASE IN VALUE

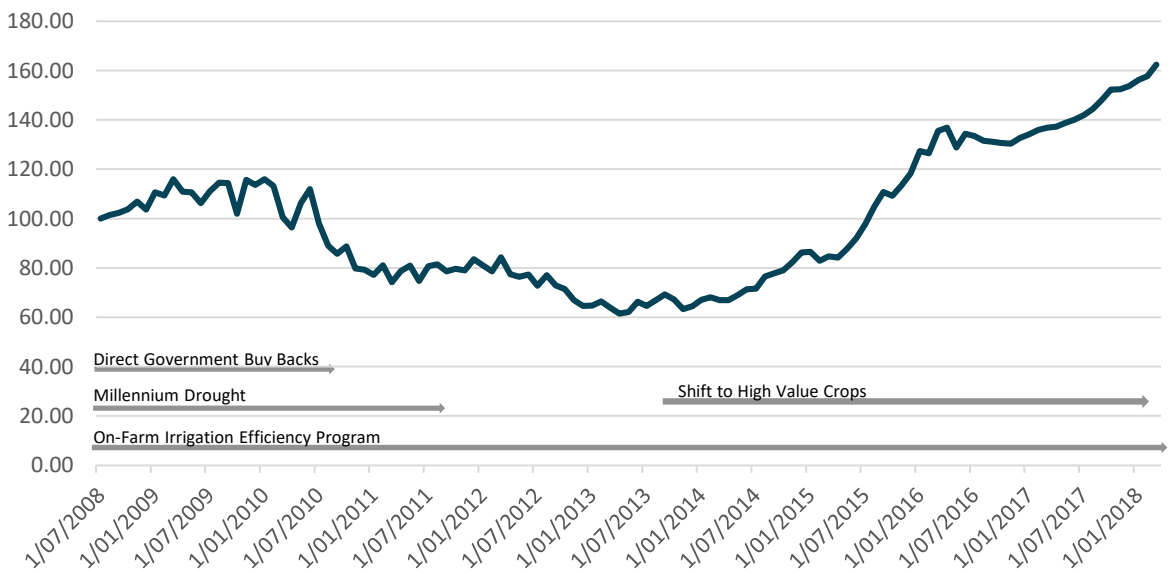
The increasing scarcity of water, coupled with rising demand, is likely to be a key economic driver underpinning the water market.

The overall Australian water market is valued at approximately **A$46.7 billion (in 2013)[1].** The Murray Darling Basin ("MDB") is the world's most sophisticated water market and the area is referred to as 'Australia's food bowl'. This is where Duxton Water is focused presently. The MDB contains about 40% of Australia's farms, and 65% of irrigated farms[2]. In 2015-16, the MDB accounted for roughly 57% of Australia's total irrigative water[3].

- GROWING GLOBAL POPULATIONS
- CONTRAINED WATER SUPPLY
- EXPOSURE TO AUSTRALIAN AGRICULTURE
- SIGNIFICANT GOVERNMENT INVESTMENT
- REGULATED ENVIRONMENT
- HUMAN AND ENVIRONMENTAL NEEDS FIRST

AITHER ENTITLEMENT INDEX

The graph below shows the Aither Entitlement Index over the period from July 2008 to March 2018 (the index as at 31 March 2018 is A$162.40). This indicates capital growth potential of the asset, supported by agricultural production shifts toward more permanent plantings (discussed in following sections)*.



[1] http://www.abs.gov.au/ausstats/abs@.nsf/featurearticlesbyCatalogue/CBEC67B283B69C4FCA257CAE000ED12E?OpenDocument
[2] https://www.mdba.gov.au/discover-basin/people/economy-basin
[3] http://www.abs.gov.au/ausstats/abs@.nsf/mf/4618.0
* Past performance is not a reliable indicator of future performance.

THE AUSTRALIAN WATER MARKET

HOW IT WORKS

CAP & TRADE

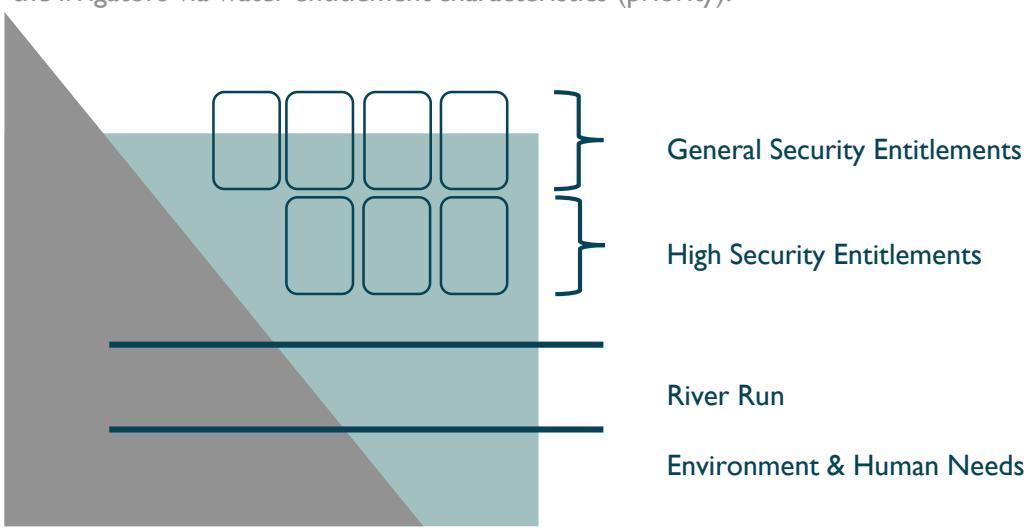
In Australia, particularly in the Murray Darling Basin region, water entitlements provide a right to the use (or sale/trade) of the annual allocation of the water resource. The Australian water market is based on an unbundled 'cap and trade' system. Under this regime, water rights are separated from land rights.

Water entitlements are traded in the permanent market and give the holder a right to the water resource. Each water year (July to June) each water entitlement is allocated a portion of the total available resource (i.e. one might receive a 90% allocation of one's total right). **Annual allocations** are traded in the 'temporary market'.

- ENTITLEMENT TO WATER RESOURCE
- ANNUAL ALLOCATION OF WATER
- CLASSIFIED BY RELIABILITY OF ALLOCATION
- SEPARATE FROM LAND
- FUNGIBLE
- MORTGAGABLE
- ASCERTAINABLE VALUE
- TRANSFERABLE

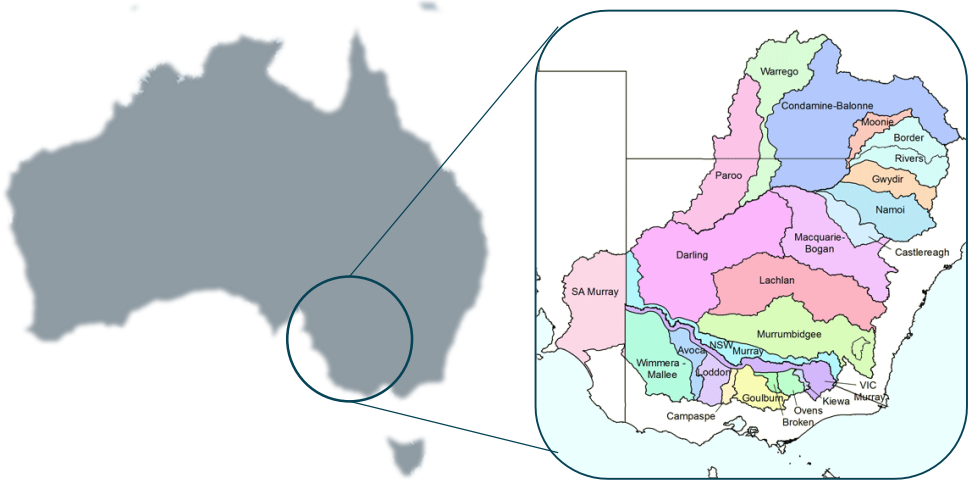
There are various different entitlement types in the market, classified by 'region' (i.e. NSW vs VIC) and by reliability (i.e. High Security which is given priority in allocation, and General Security which is allocated to at a lower priority). Subject to market regulations, water users have the option to use their water rights, buy and sell licences, lease rights and/or carry over the water allocation into a new water year.

The value of traded water entitlements and water allocations can be regularly and easily obtained from relevant water authorities subsequent to registration. Determination of seasonal allocations to water entitlements are governed by defined, published processes and calculations based on the measurable water availability conditions. Refer to the diagram below to see how allocations are prioritised; at a high level, the resource is firstly allocated to environmental and human consumption needs, then to the river system itself to ensure sustainability and flow, and then to the irrigators via water entitlement characteristics (priority).



THE AUSTRALIAN WATER MARKET

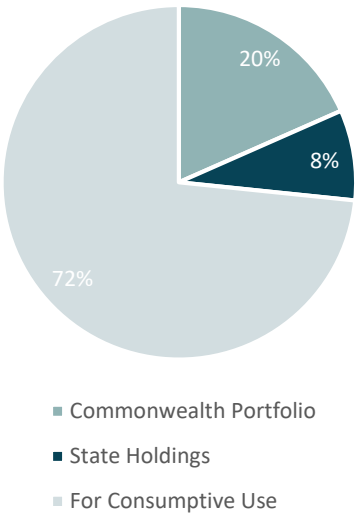
THE SOUTHERN MURRAY DARLING BASIN



Source: Australian Government, Department of Environment

SUPPLY AVAILABILITY

Duxton Water has focused entitlement acquisition in the Southern Murray Darling Basin region of Australia. Refer to the map above. The MDB has a total of **7,549,881 ML** of water entitlements on issue within its interconnected water systems, with an estimated value of **A$17.43 billion**[1]. Referring to the diagram below, as at 18 February 2018, 20% of this volume (1.5m ML) is held within the Commonwealth Environmental Water Holdings ("CEWH") and is unavailable for irrigative use. The CEWH has an estimated value of A$3.75 billion. 8% is held by the respective States. This leaves 72% of the system available to investors and producers; at present roughly 3% of entitlement holders are 'investor type' and the remainder are primary producers[2].



The MDB Plan involves a Government buy-back of water entitlements for environmental purposes. The Plan targeted recovering 2,750 GL of water entitlements. Of that, 644 GL are still available to be recovered as at 31 December 2017[3].

The Australian Government has invested approximately A$13 billion over the last 10+ years to restore the balance between the baseline environmental requirements and the productive demands on the water system[4].

The market encourages efficient use of water by producers and presents a value on the asset in relation to the supply and demand for water.

[1] Aither – Water Markets Report 2016-17 review and 2017-18 outlook
[2] Commonwealth Environmental Water Holding, The Living Murray, New South Wales Office of Environment and Heritage, as at 18 February 2018
3https://www.mdba.gov.au/managing-water/environmental-water/progress-water-recovery
4 https://www.smh.com.au/environment/at-great-risk-13-billion-murraydarling-plan-headed-for-failure-report-says-20171129-gzv344.html

THE AUSTRALIAN WATER MARKET

THE SOUTHERN MURRAY DARLING BASIN

DEMAND AND MARKET TRENDS

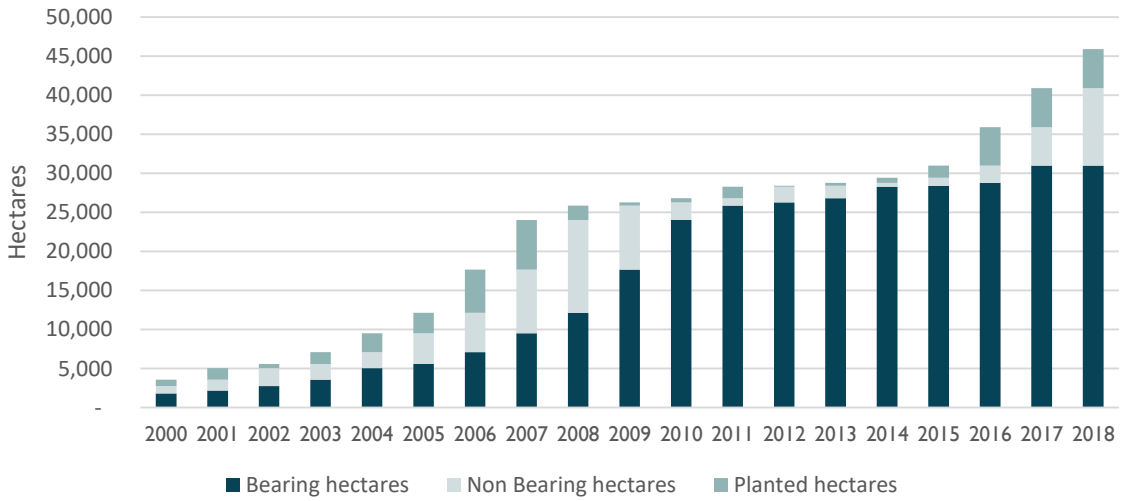
Australia is experiencing a shift in production preferences toward more permanent irrigated crops, and away from annual crops. This is likely to reduce the flexibility producers have in responding to climate and other changes; in the past, farmers could reasonably easily decide to plant or not, or to plant an alternative crop, should there be a dry water year. Permanent crops however require a significant capital investment and often only reach maturity after 5+ years. Farmers are therefore committing themselves to long-term demand, in ever-increasing volumes. The impact of this will be felt most by the market when the plantings reach maturity.

Another trend is in investment by producers in higher yield crops with higher demand for water resource. It is estimated that 67,304 hectares of irrigated cotton were planted in the 2017/18 season, making the Murrumbidgee region (NSW) the largest cotton growing region in Australia this season. In the last 8 years the number of farms in the Murrumbidgee growing cotton has increased 369%[1].

CASE STUDY: ALMOND PLANTINGS

Australian bearing almond orchard size has grown 14.9x since 2000. Australian almond growers have been forecast to plant an additional 15,000+ hectares between 2016 to 2018 to reach a total market orchard size of 45,000 ha. At full maturity, this equates to a total industry demand (assumed no further plantings) of approximately ~630 GL of water to sustain production (8% of total consumptive entitlements on issue withstanding actual allocation).[2]

3ML / HA AVG AT PLANTING STAGE
7ML / HA AVG NON-BEARING STAGE
14ML / HA AVG BEARING STAGE (6+ years)



1 http://www.theland.com.au/story/5226905/favourable-projections-for-australian-cotton/?cs=4936
2 Source: Australian Almonds, Orchard Size Statistics

ECONOMIC OBSERVATIONS

THIS SECTION PROVIDES AN ANALYSIS OF SOME KEY CONSIDERATIONS FOR FOREIGN INVESTORS IN THE AUSTRALIAN WATER MARKET

LOW CORRELATION

Water entitlements have historically demonstrated a low correlation to traditional equities held within major indexes. They thus provide a diversification benefit to other asset classes to reduce volatility within a portfolio.

INFLATIONARY HEDGE

As a real asset, water entitlements have historically provided returns in excess of inflation due to their intrinsic nature*.

AUSTRALIAN LISTED PRODUCT (A$)

Providing currency exposure to the Australian Dollar will offer Foreign investors further portfolio diversification.

GEO POLITICAL STABILITY

Australia's political stability and common law judicial system protecting investors' rights provides a safe investment destination. Fiscally responsible Government maintaining low public debt in comparison to leading European nations, combined with one of the largest pension fund markets in the world assisting to reduce future pensionary pressures. Australia's growing population is aging at a lower rate than Europe's which will see a dramatic population dynamic shift within the next 5-10 years impacting economic growth.

*Duxton calculation based off publicly available data from: ABS - inflation data, Public registers - entitlement values. Refer following sections.

LOW CORRELATION

A COMPARISON OF WATER AND EQUITIES

CORRELATION WITH EQUITIES – NOMINAL RETURNS

The table below presents the correlation coefficients between indexes over the previous 10 years. The Water Entitlements Index (sourced from Aither Index) demonstrates a low correlation coefficient with traditional equities.

	Aust. Water entitlements (AUD)	ASX 200 (AUD)	FTSE 100 (GBP)	DAX (EURO)	SMI (CHF)
Aither (AUD)	1.00	0.26	0.15	0.37	0.23
ASX 200 (AUD)	0.26	1.00	0.93	0.92	0.94
FTSE 100 (GBP)	0.15	0.93	1.00	0.93	0.89
DAX (EURO)	0.37	0.92	0.93	1.00	0.93
SMI (CHF)	0.23	0.94	0.89	0.93	1.00

source: Bloomberg as at 31/03/2018

INFLATIONARY HEDGE

REAL RETURNS

- Water entitlements provide an inflationary hedge with returns tending to be in excess of annual inflation.
- Real entitlement returns, adjusted for inflation, have outperformed the ASX 200 over the period of the Index.
- Note: 2008 consists of 31 July 2008 to 31 December 2008 due to the timing of the inception of the Aither Entitlement Index.

	Nominal Water Entitlement Return	Nominal ASX 200 Return	Inflation Rate	Real Entitlement Return	Real ASX 200 Return	Outperformance / (Underperformance)
2008	3.64%	(25.22%)	0.87%	2.74%	(25.86%)	28.61%
2009	9.65%	30.85%	2.06%	7.44%	28.21%	(20.77%)
2010	(30.20%)	(2.57%)	2.76%	(32.07%)	(5.19%)	(26.88%)
2011	5.40%	(14.51%)	2.99%	2.33%	(17.00%)	19.33%
2012	(22.78%)	14.60%	2.20%	(24.44%)	12.13%	(36.57%)
2013	-0.03%	15.13%	2.75%	(2.70%)	12.05%	(14.75%)
2014	33.72%	1.10%	1.72%	31.46%	(0.61%)	32.07%
2015	37.07%	(2.13%)	1.69%	34.79%	(3.75%)	38.54%
2016	12.23%	6.98%	1.48%	10.60%	5.43%	5.17%
2017	15.78%	7.05%	1.91%	13.61%	5.04%	8.57%

source: Bloomberg as at 31/03/2018

GOVERNMENT BONDS

The table below presents various yields offered by governmental bonds as at 21 February 2018. Average Yield offered for 2 Year governmental bonds is 0.72%. D2O returned a 5.28%* yield over the past 12 months (inclusive of dividend paid 18th April 2018).

Duration (Years)	Australian Government		US Treasury		UK Gilt		German Bund		Japan Government	
	Coupon	Yield	Coupon	Yield	Coupon	Yield	Coupon	Yield	Coupon	Yield
2	4.50%	2.01%	2.00%	2.26%	1.75%	0.67%	0.00%	-0.53%	0.10%	-0.16%
5	2.25%	2.42%	2.38%	2.66%	0.50%	1.05%	0.00%	0.08%	0.10%	-0.10%
10	2.25%	2.88%	2.75%	2.90%	4.25%	1.58%	0.50%	0.73%	0.10%	0.05%
30	n/a	n/a	3.00%	3.16%	1.50%	1.97%	1.25%	1.39%	0.80%	0.78%

source: Bloomberg as at 31/03/2018

* Share price gain 31/3/17 to 29/3/2018 plus dividends

AUSTRALIAN ECONOMY

KEY OBSERVATIONS

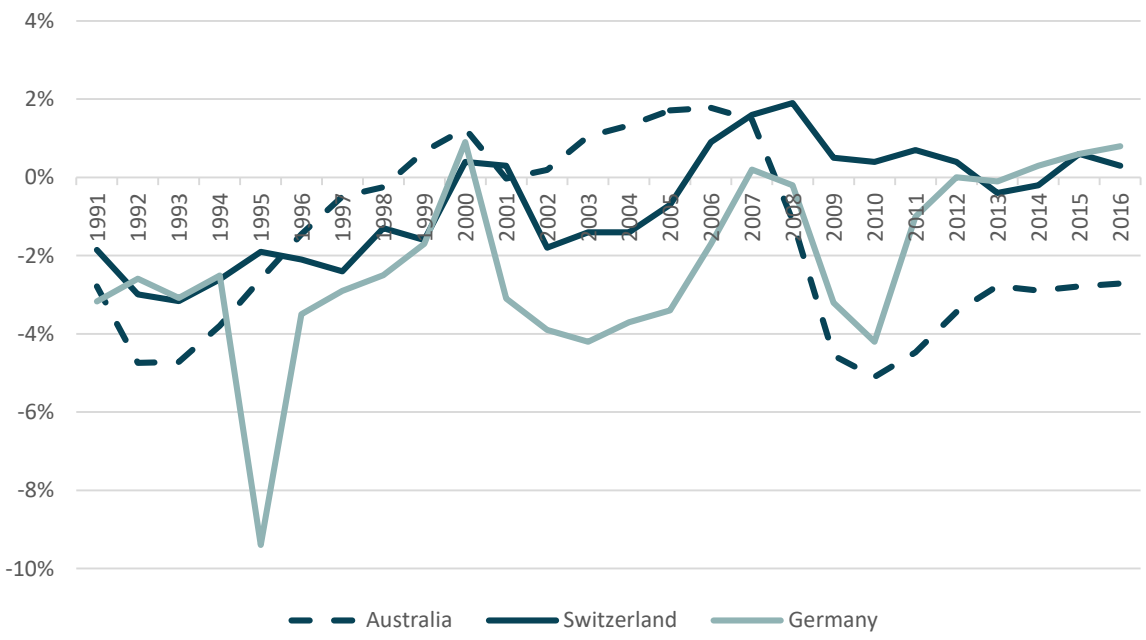
PUBLIC DEBT

	Current Level	5 Year Average
Australia	47.1%	42.6%
Switzerland	32.9%	33.7%
USA	77.4%	74.7%
Singapore	114.6%	108.2%
Germany	65.7%	71.9%
France	96.1%	95.5%
United Kingdom	90.4%	89.6%

source: Bloomberg as at 31/03/2018.

GOVERNMENT BUDGET DEFICIT

The graph below shows the annual Government Budget Deficit as a % of GDP.



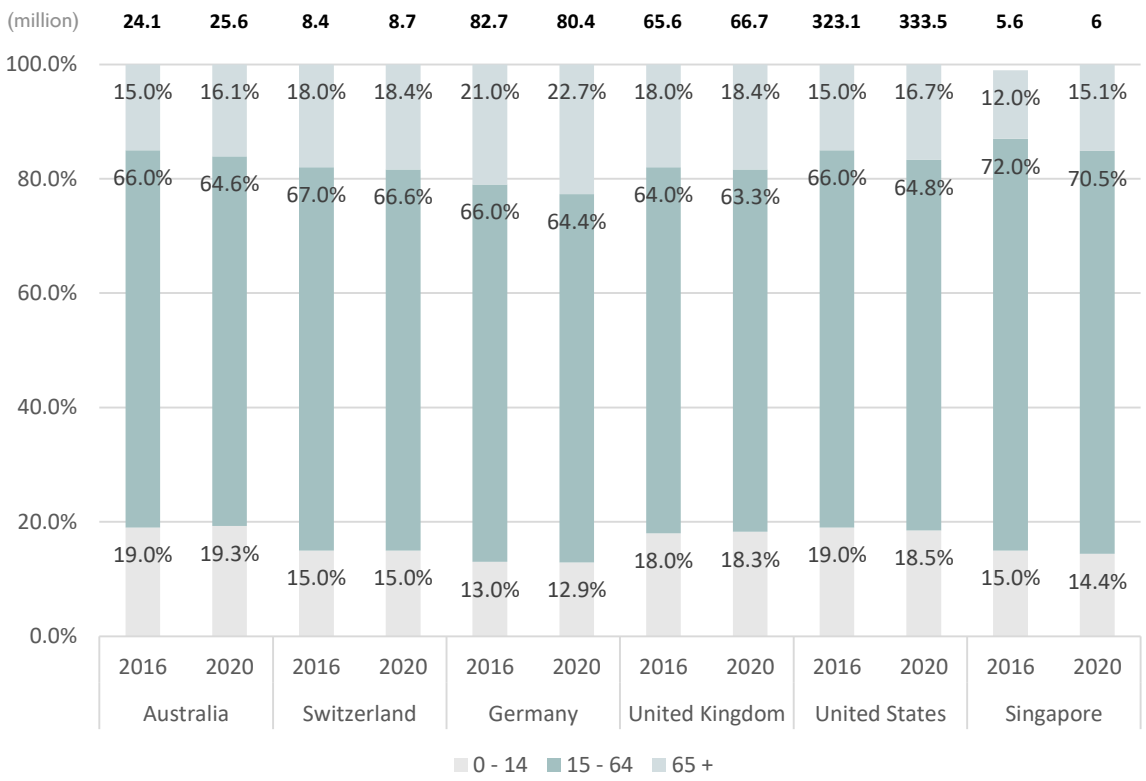
source: Bloomberg as at 31/03/2018.

AUSTRALIAN ECONOMY

(CONTINUED)

POPULATION DYNAMICS

The graph below shows total expected population figures (at the top) as well as population split by age category. World Bank estimates that Australia is set to see the second highest growth, behind only Singapore.



source: World Bank

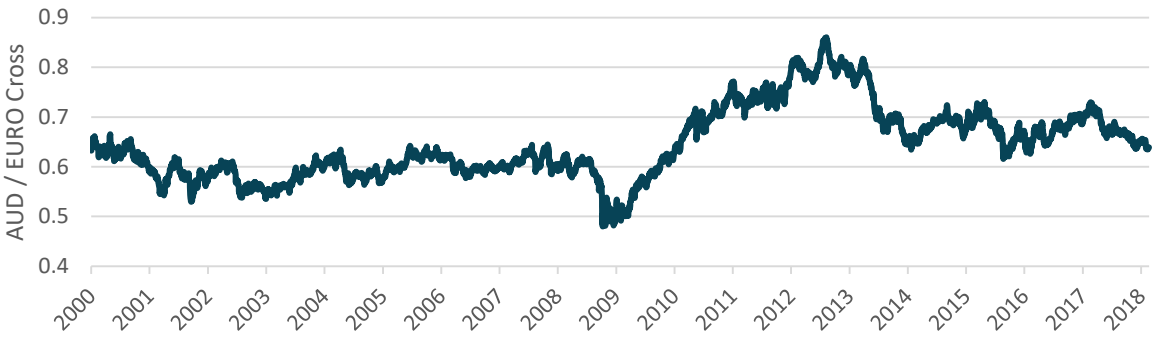
AUSTRALIAN CURRENCY

(CONTINUED)

	AUD/CHF	AUD/EURO	AUD/GBP	AUD/SGD	AUD/USD
Current	0.733	0.624	0.548	1.007	0.768
5 Year Average	0.781	0.683	0.559	1.088	0.820
10 Year Average	0.851	0.682	0.567	1.162	0.875
Long Term Average	0.883	0.644	0.491	1.147	0.787
Standard Deviation	0.092	0.071	0.101	0.126	0.154

source: Bloomberg as at 31/03/2018

AUD / EURO CROSS



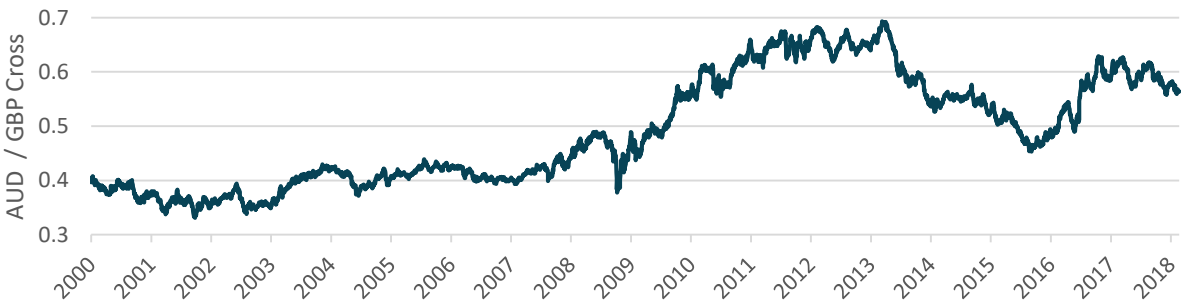
source: Bloomberg as at 31/03/2018

CHF / AUD CROSS



source: Bloomberg as at 31/03/2018

GBP / AUD CROSS



source: Bloomberg as at 31/03/2018

DUXTON WATER BOARD

THE BOARD HAS A TOTAL OF 81 YEARS EXPERIENCE IN THE AUSTRALIAN WATER MARKET. THE BOARD HOLDS A COMBINED 124 YEARS OF EXPERIENCE IN AGRICULTURE



ED PETER
Chairman of the Board

Ed Peter is the co-founder and Chairman of Duxton Asset Management ("Duxton"). Prior to forming Duxton in 2009, Ed was Head of Deutsche Asset Management Asia Pacific ("DeAM Asia"), Middle East and North Africa. Ed has been exposed to the Australian water market since 1999.



PETER MICHELL
Independent Non-Executive Director

Peter Michell is Executive Director at Michell Wool P/L and was its Managing Director for the decade following 2004. Peter holds a Bachelor of Management UniSA, FAICD, FGLF2000, and currently sits on the University of Adelaide's Agribusiness Advisory Board.



STEPHEN DUERDEN
Non-Executive Director

Stephen Duerden is the CEO of Duxton Asset Management. Stephen has over 26 years of experience in investment management and joined Duxton in May 2009. Prior to this, Stephen was the COO and Director for both the Complex Assets Investments Team and the Singapore operation of DeAM Asia.



DIRK WIEDMANN
Independent Non-Executive Director

Dirk Wiedmann has 28 years of experience in the finance industry. Over his career, Dirk has held senior global positions with several Banks, including UBS AG, Bank Julius Baer & Co Ltd and Rothschild Bank AG. Dirk has been investing in Australian agricultural businesses since 1999.



DENNIS MUTTON
Independent Non-Executive Director

Dennis Mutton has a long history in the fields of natural resource management and primary industries. Dennis has also held roles as Commissioner and Deputy President of the Murray Darling Basin Commission and Chair of the SA Natural Resources Management Council.



DONALD STEPHENS
Company Secretary

Donald Stephens is a Chartered Accountant and corporate adviser with over 20 years of experience in the accounting industry. Mr Stephens holds a number of positions as a public company Director and Company Secretary as well providing corporate advisory services to a wide range of organisations

INVESTMENT MANAGER

DUXTON CAPITAL (AUSTRALIA) PTY LTD

Duxton Water has no direct employees and as such the portfolio of water assets is managed by Duxton Capital (Australia), part of the Duxton Group as a wholly owned subsidiary of Duxton Capital Pte Ltd.

The Group manages over A$780 million in assets (at 28 February 2018). The members of the Duxton Group have been exposed to Australian water markets since 1999.

The Australian Management team is supported by the Duxton Group's investment team in Singapore. The Duxton Group's executive management team has an average of 28 years of industry experience.

The Duxton investment team of 24 staff is based in Singapore and Australia with an average of 12 years of industry experience in agricultural investments, emerging market private equity, complex assets and listed equities, and a total of 270 years of combined industry experience.

Duxton Water has access to specialist industry knowledge and key networks developed over a combined 81 years in the water industry.

The Duxton Group is fully owned by Ed Peter, Stephen Duerden, Desmond Sheehy, the Group's co-founders, and Scott Jaffray.

MANAGEMENT & PERFORMANCE FEE

Duxton Capital (Australia) as the Investment Manager receives a management fee of 0.85% p.a. of the net asset value (NAV) of the Company.

Duxton Capital (Australia) is entitled to a performance fee (subject to a high watermark) of 5% p.a. payable on annual returns above 8%, and 10% p.a. on annual returns above 12%. The Investment Manager is also paid for reimbursable costs.

CONTACT US

PLEASE FEEL FREE TO CONTACT US ANYTIME



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Director of Water Assets Portfolio Manager



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Neither the Duxton Water prospectus nor any other document or material issued in connection with any offer of the Shares has been or will be lodged or registered as a prospectus with the MAS under the SFA. Accordingly, (a) the Duxton Water prospectus or any other document or material issued in connection with any offer of, or invitation to subscribe for or purchase the Shares may not be, directly or indirectly, issued, circulated or distributed to; and (b) the Shares may not be, directly or indirectly, offered, or made subject to an invitation to subscribe or purchase to, persons in Singapore, except pursuant to, and in accordance with, the requirements of the private placement exemption under section 302C of the SFA.

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