

DUXTON WATER LIMITED
2025 HALF-YEAR
RESULTS PRESENTATION

2025 HALF-YEAR RESULTS PRESENTATION

Duxton Water Limited | ASX:D20

DUXTON WATER

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This presentation has been authorised for release by the Board of Duxton Water Limited.





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2025 SNAPSHOT

Duxton Water Limited provides investors with a direct and pure exposure to Australian water markets. The Company's primary business activity is to build a diversified portfolio of water entitlements, and through active management, generate a return by offering a range of water supply products to Australian water users.

11.0%	$291M	$1.84	$1.65	59.0GL	52%	3.7
PORTFOLIO RETURNS (6 MONTHS)[1]	WATER PORTFOLIO VALUE[2]	NAV/SHARE (PRE-TAX)[2]	NAV/SHARE (POST-TAX)[2]	TOTAL WATER OWNED	LEASED PORTFOLIO	YEARS WALE[3]

Upcoming Dividend: **A fully franked Interim 2025 dividend of 3.72 cents per share will be paid to shareholders on Friday, 31 October 2025.**

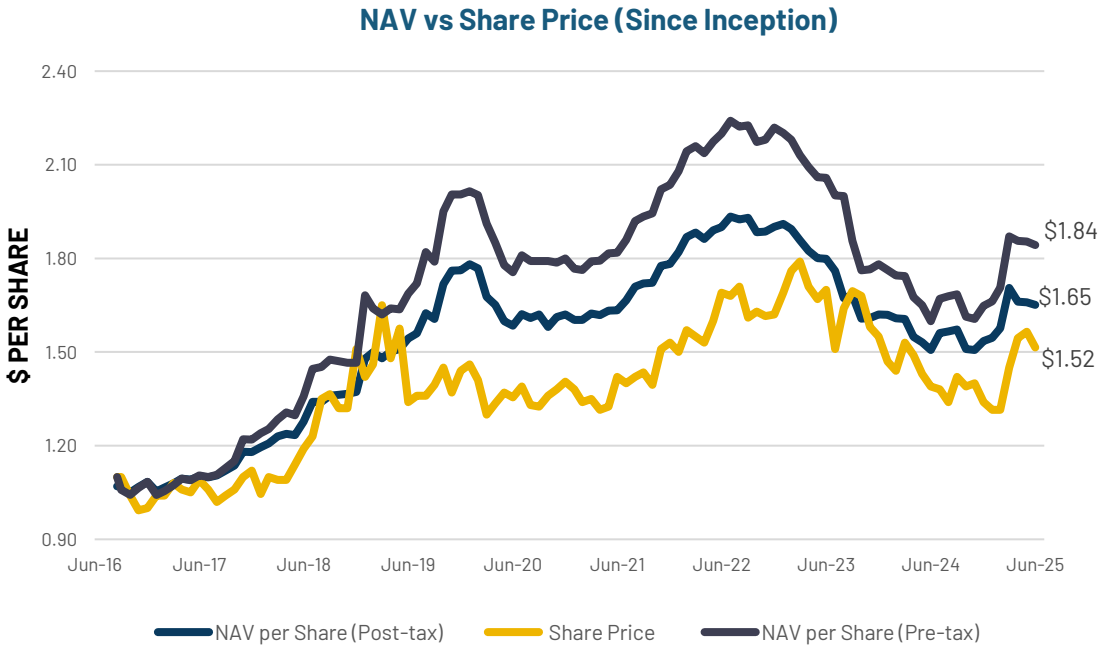


1. Total portfolio return is based on post-tax non-statutory Net Asset Value ("NAV") movements and includes franked dividends for the 6-month period to 30 June 2025.
2. Non-statutory NAV, adjusting for water entitlements held at cost in the Financial Statements of $228.5m. This includes permanent water entitlement acquisitions that are contracted but not yet settled.
3. Weighted Average Lease Expiry ("WALE") at 1 July 2025.

Half-Year 2025 Highlights

The first-half of 2025 has been a transformational period for Duxton Water Limited ("the Company" or "Duxton Water").

1. **Record Financial Performance:** Delivered a record half-year net profit before tax of $35.3 million (HY2024: $11.8 million). This strong result was supported by a 6-month total portfolio return of 11% (post-tax), or 15% (pre-tax).
2. **Significantly Improved Balance Sheet:** Reduced debt from 31% to 5% by repaying $98 million in debt during the half-year period, significantly enhancing balance sheet flexibility, and reducing on-going interest expenses.
3. **Strategic Portfolio Rebalancing:** Sold $135.2 million of water entitlements to the Australian Government at above previous valuations, generating substantial gains for shareholders while maintaining a diversified portfolio.
4. **Internalisation of Management:** Obtained shareholder approval to internalise management, eliminating ongoing management and performance fees while maintaining operational continuity.
5. **Improving Market Conditions:** High security lease yields have improved to 4-6% p.a. due to drier conditions and lower storage levels. The Company has 52% of the portfolio leased, providing a stable income stream.



Portfolio Performance	6 Months	12 Months	Inception	Annualised
NAV Return (post-tax)	11.0%	16.6%	118.4%	9.3%
NAV Return (pre-tax)	15.0%	21.9%	130.0%	10.0%

^These figures are based on NAV movements and include franked dividends for the period.



Financial Results

Financial Results (P&L)

Duxton Water is pleased to report its highest half-year net profit before tax of $35.3 million.

Key Items	HY2025	HY2024	Difference	% Change
Revenue	$8.9m	$5.1m	+ $3.8m	+75%
Gain on entitlement sales	$34.3m	$15.0m	+ $19.3m	+129%
IMA termination fee	$3.3m	-	+ $3.3m	n/a
Impairment reversal / (impairment) on water entitlements	$1.2m	($2.6m)	+ $3.8m	n/a

- Revenue increased to **$8.9 million** (HY2024: $5.1 million), primarily reflecting stronger allocation prices.
- **$34.3 million** capital gain on entitlement sales (HY2024: $15.0 million) as non-core assets were sold as part of the Company's rebalancing strategy.
- Recognition of a one-off **$3.3 million** IMA termination fee associated with internalisation (no comparable item in HY2024).
- **$1.2 million** impairment reversal on entitlements providing a positive impact the P&L (HY2024: $2.6 million impairment expense).

Earnings Summary	HY2025	HY2024	Difference	% Change
Net profit before tax	$35.3m	$11.8m	+ $23.5m	+ 199%
Net profit after tax	$24.5m	$8.3m	+ $16.2m	+ 195%
Earnings per share[1]	15.8 cps	5.3 cps	+ 10.5 cps	+ 198%
Dividends per share	3.71 cps	3.6 cps	+ 0.11 cps	+ 3%

1. Basic undiluted earnings per share

- Net profit before tax of **$35.3 million** for the half-year ended 30 June 2025 (HY2024: $11.8 million). This reflects a **199%** increase from the previous corresponding period.
- This result was largely underpinned by capital gains on the sale of water entitlements, as well as leasing revenue and proceeds from allocation sales.
- Strong performance resulted in a record half-year Earnings per Share of **15.8 cps** during the half (HY2024: 5.3 cps).

Financial Results (Balance Sheet)

The Company is pleased to deliver a stronger balance sheet and higher NAV per share following strategic portfolio rebalancing.

Balance Sheet Summary	HY2025	FY2024	Difference	% Change
Permanent water assets (fair value) [1]	$290.6m	$387.1m	- $96.5m	- 25%
Temporary water assets (fair value) [1]	$0.1m	$4.4m	- $4.3m	- 98%
Net assets (fair value) [1]	$257.0m	$240.2m	+ $16.8m	+ 7%
NAV per share (post-tax) [2]	$1.65	$1.54	+ $0.11	+ 7%
NAV per share (pre-tax) [2]	$1.84	$1.65	+ $0.19	+ 12%
Shares on issue	155.7m	156.4m	- 0.7m	- 0.4%

1. Fair Market Value is prepared in accordance with the Company's monthly NAV statement. The water portfolio is evaluated on a monthly basis by the Company's independent valuer, "Ricardo Plc". Fair Market Value is a non-IFRS measure that is not reviewed or audited by the Company's auditor.
2. Non-statutory NAV

- Permanent water assets decreased from **$387.1 million** to **$290.6 million**, as non-core entitlements were divested during the period as part of the Company's portfolio rebalancing strategy.
- Temporary water assets were substantially disposed of during the period, bringing the carrying amount down to **$0.1 million** (previously $4.4 million at 31 December 2024). This contributed to the increased allocation sales reported during the period.
- Net assets (fair value) increased **7%** to **$257.0 million**, reflecting gains on entitlement sales and operating earnings.
- NAV per share (post-tax) increased from **$1.54 per share** to **$1.65 per share** (+7%) during the period.
- NAV per share (pre-tax) increased by **19 cents** to **$1.84 per share** during the period (+12%). This follows the **3.71 cps** dividend that was paid in April 2025.
- Shares on issue declined to **155.7 million** from **156.4 million**, modestly enhancing per-share outcomes.

Capital Management

The Company repaid $98 million in debt during the period, reducing gearing from 31% to 5%.

Debt Summary	HY2025	FY2024	Difference	% Change
Total debt drawn	$18m	$116m	- $98m	-85%
Total gearing	5%	31%	- 26%	n/a
Total variable debt	$18m	$116m	- $98m	-85%
Effective cost of borrowings	5.80%	5.85%	- 5bps	n/a

- The Company repaid **$98 million** in debt from proceeds received from entitlement sales recognised during the period.
- This has substantially reduced the Company's gearing from **31%** at the end of 2024, to **5%** at 30 June 2025, providing enhanced balance sheet flexibility.
- The Company had an effective cost of borrowings of **5.8%** during the period, which has since fallen due to recent interest rate cuts.

Interest Summary	HY2025	HY2024	Difference	% Change
Cash interest expenses	$2.6m	$3.2m	- $0.6m	- 19%

- **$2.6 million** in interest expenses were paid during the period (HY2024: $3.2 million). The Company will benefit from lower interest costs in FY2025, following the repayment of **$98 million** in debt during the period.

Share Buybacks	HY2025	HY2024	Difference	% Change
Shares bought back	1.5m	-	+ 1.5m	n/a
Volume Weighted Average Price	$1.50	$1.39	+ $0.11	+8%

- The Company bought back **1.5 million** shares during the period for a total consideration of **$2.2 million** (VWAP = $1.50 per share).
- The Company conducts on-market share buybacks when it believes there is value in the share price relative to the fair market value of the Company's net assets.

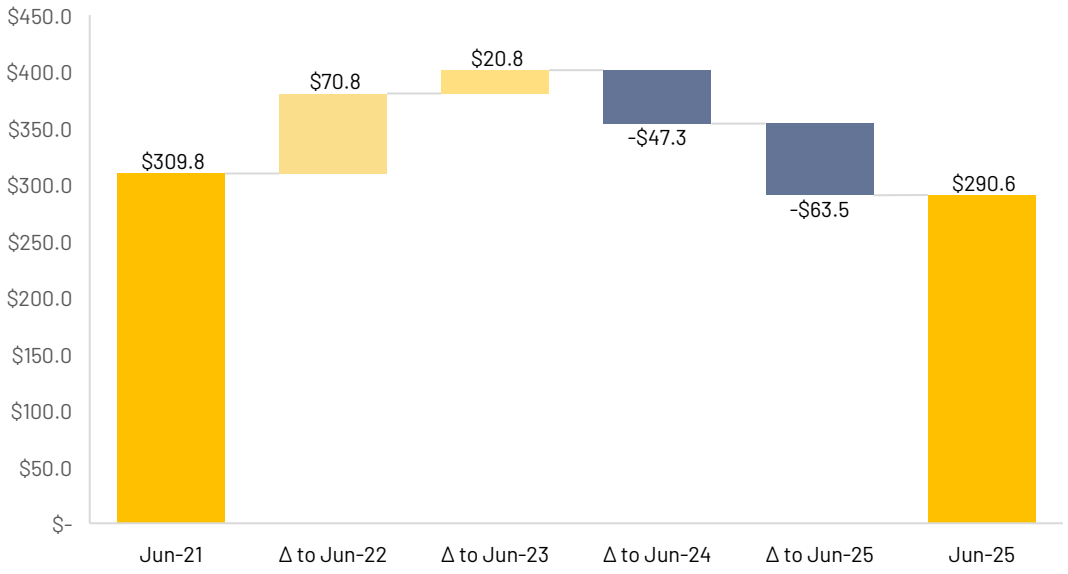


Portfolio Performance

Portfolio Performance

The Company is pleased to report a total portfolio return of 11% (post-tax) or 15% (pre-tax) in the 6 months to 30 June 2025.

WATER PORTFOLIO CHANGE IN VALUE (5 YEARS) [1]



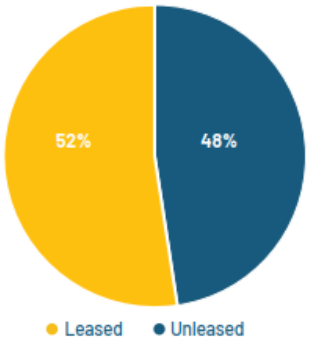
- The fair market value of Duxton Water's portfolio ended 30 June 2025 at **$291 million** (30 June 2024: $354 million). [1]
- This decline in total portfolio valuation reflects the sale of **32.6 GL** of water entitlements in the first-half of 2025.
- The remaining portfolio increased in value during the period, broadly in-line with the **2.7%** uplift that was observed in the Ricardo Entitlement Index over the first-half.
- Increasing entitlement prices and sales of entitlements at above previous valuations have contributed to the Company's post-tax NAV increasing **11-cents** during the period, to **$1.65 per share**.
- Duxton Water remains confident in the strategic value of water as an asset class. The Company believes the long-term demand and supply drivers that underpin water entitlement prices remain strong.

1. Fair Market Value is prepared in accordance with the Company's monthly NAV statement. Fair Market Value is a non IFRS measure that is not reviewed or audited by the Company's auditor. This chart does not take into account water entitlements purchased or sold and is solely intended as a representation of the scale of the Company's activities.

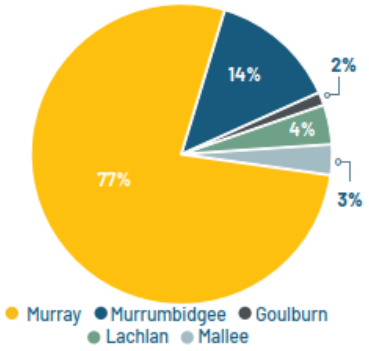
Portfolio Diversification

Duxton Water continues to maintain diversity across its portfolio of southern Murray Darling Basin water entitlements.

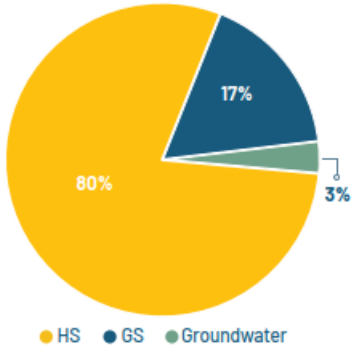
WATER PORTFOLIO DIVERSIFICATION



ENTITLEMENT VALUE BY REGION



WATER SECURITY BREAKDOWN

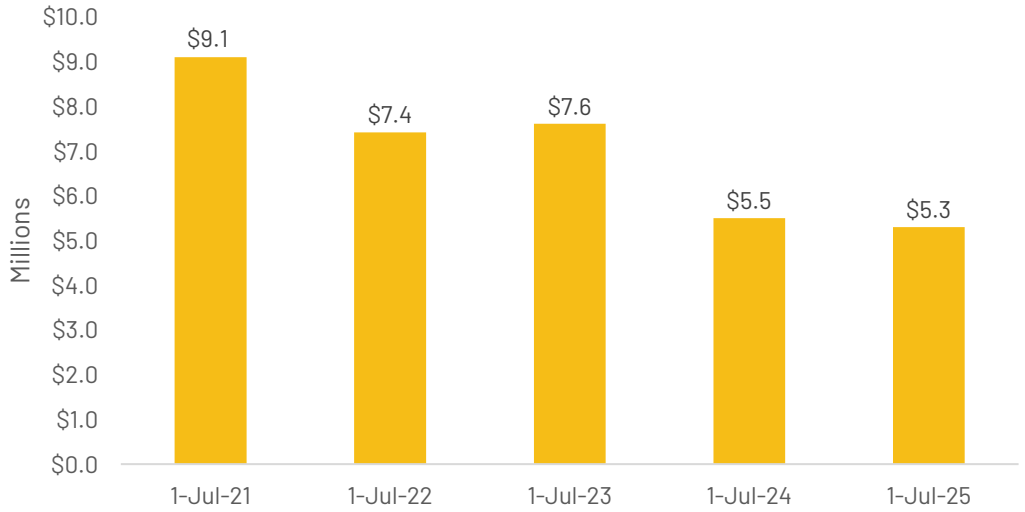


- The Company remains committed to maintaining a diversified portfolio with the intention of providing shareholders with balanced returns across various climatic scenarios.
- Sold **$135.2 million** (or 32.6 GL) of water entitlements during the period. The Company continues to maintain diversity across its portfolio of Australian water entitlements.
- The Company continues to ensure sufficient diversification within the leased portfolio in terms of commodity exposure, entitlement type, and lease duration.
- The Company is refining its portfolio mix following recent entitlement sales, targeting an optimal balance that delivers through a broad range of climatic cycles.

Leases

The Company has a Weighted Average Lease Expiry of 3.7 years from 1 July 2025.

5-YEAR ANNUALISED LEASING REVENUE (MILLIONS)



Lease Portfolio	HY2025	HY2024	Difference	% Change
Lease revenue	$2.9m	$4.2m	- $1.3m	- 31%
Leased percentage	52%	61%	- 9%	n/a
WALE [1]	3.7 yrs	2.6 yrs	+1.1 yrs	+ 42%

1. Weighted Average Lease Expiry from 1 July 2025.

- During the period, the Company secured approximately **5,000 ML** of new leases to commence 1 July 2025. These leases were spread across multiple zones and were to both new and existing counterparties.
- These new lease agreements have enabled the Company to maintain its leased percentage at **52%** from 1 July 2025. Without these agreements, the Company's leased percentage would have dropped to **38%**.
- While the Company has recorded lower leasing revenue over the last two years, forward contracts have been used to offset this drop in leasing revenue to provide income visibility and certainty.
- Based on current contracts, the Company is expecting to generate approximately **$1 million** in forward contract sales in the 2025-2026 water year.
- The Company's Weighted Average Lease Expiry ("WALE") from 1 July 2025 is **3.7 years**. This is the Company's highest 1 July WALE since inception.

Dividends

The Company is pleased to have paid its 16th consecutive dividend of 3.71 cps (fully franked) during the period.



- The Company paid a **3.71 cent per share** (fully franked) dividend to shareholders on 24 April 2025. This dividend was the Company's 16th consecutive and increasing dividend paid to shareholders since November 2017.
- The Board is pleased to formally declare an interim 2025 dividend of **3.72 cents per share** (fully franked), to be paid to shareholders on Friday, 31 October 2025.
- The Company will continue to offer the Company's Dividend Reinvestment Plan ("DRP"), however the Board has decided to remove the DRP discount that has historically been available to DRP participants.
- The removal of the DRP discount reflects a commitment to disciplined capital management and fairness across the shareholder base, particularly while the share price remains below Net Asset Value per share.

October 2025 Dividend – Key Dates	
Ex-Div Date	Thursday, 9 October 2025
Record Date	Friday, 10 October 2025
Last Day for DRP Elections	Monday, 20 October 2025
Payment Date	Friday, 31 October 2025
DRP Pricing Window	10 October 2025 – 16 October 2025 (inclusive)

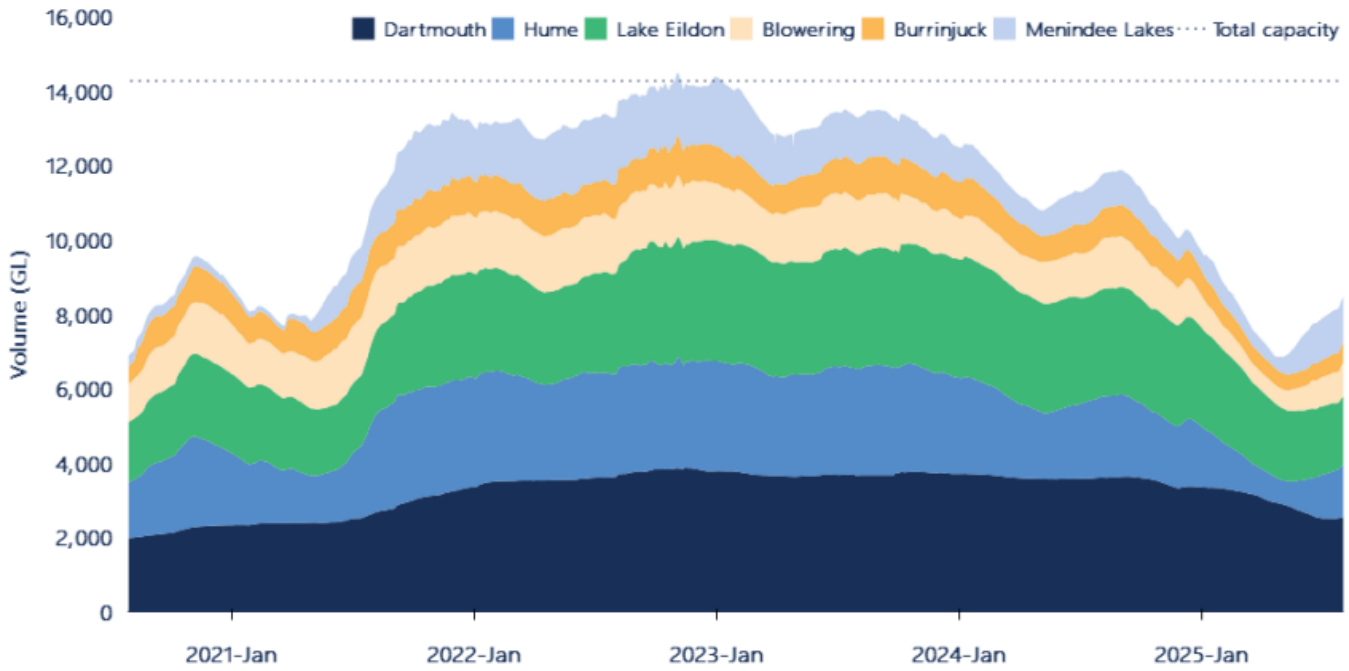


Outlook

Dam Storage Levels

Murray Darling Basin major dam storages remain significantly lower when compared to the previous 4-5 years.

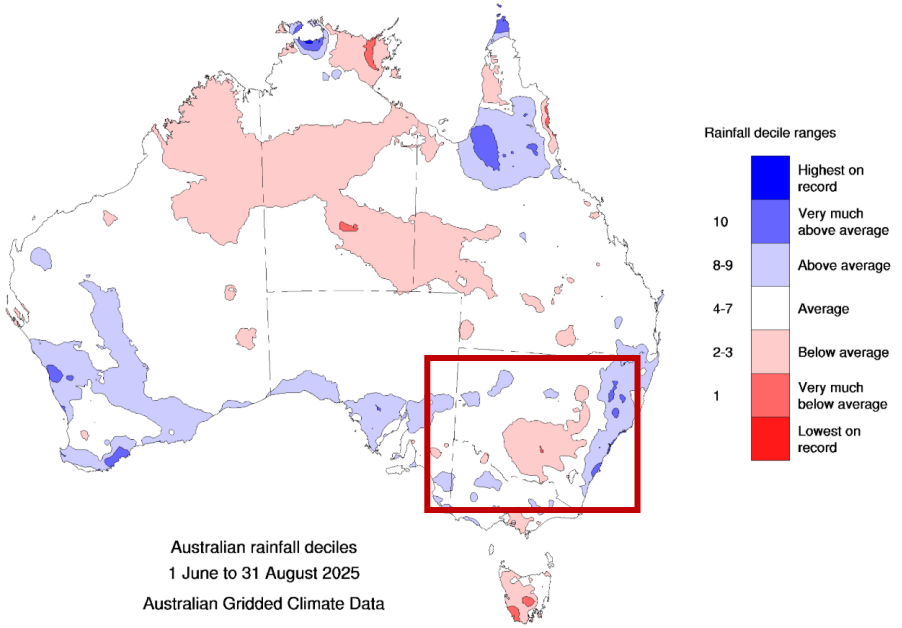
- Dam storages ended August 2025 at a weighted average of **62%**. This is the lowest weighted average for the end of August since 2020. This reflects below-average rainfall, reduced inflows, and elevated demand from irrigators in the first half of 2025, in response to recent drier conditions.



Source: Ricardo 2025 based on Bureau of Meteorology 2025

RAINFALL DECILE CHART (WINTER 2025)

JUNE 2025 – AUGUST 2025



Source: The Bureau of Meteorology

Allocation Determinations (1 September 2025)

Water allocation determinations remain low for this time of year when compared to prior years.

Determinations [1]	Class	1-Sep-21	1-Sep-22	1-Sep-23	1-Sep-24	1-Sep-25
Goulburn	High	71%	100%	100%	97%	**60%**
	Low	0%	0%	0%	0%	**0%**
VIC Murray	High	57%	100%	100%	79%	**44%**
	Low	0%	0%	0%	0%	**0%**
NSW Murray	High	97%	100%	100%	97%	**97%**
	General	30%	110%	110%	44%	**5%**
SA Murray	High	100%	100%	100%	100%	**100%**
	General	n/a	n/a	n/a	n/a	**n/a**
Murrumbidgee	High	95%	95%	95%	95%	**95%**
	General	52%	46%	39%	34%	**21%**

1. *Water allocation determinations as of 1 September 2025, as per the relevant state resource managers .*

- Water allocation determinations reflect the volume of water issued to water entitlement owners each year.
- Allocations are made by priority. First to high security/reliability entitlements, with general security (or low reliability) entitlements receiving allocations as a second priority.
- Allocation determinations drive the supply of water available for irrigation. Storage volumes, captured inflows are the primary factors that influence allocation determinations.
- At 1 September 2025, general security allocations in NSW Murray (5%) and Murrumbidgee (21%) are materially lower than the prior years, reflecting reduced dam storage levels and inflows.
- Near-term allocation determinations will depend on inflows to major dam storages (e.g., Hume, Dartmouth, Burrinjuck, Blowering). Sustained inflows are the strongest indicator for further improvement in resource availability.

Allocation Market Update (1 July 2025 to 31 August 2025)

Drier conditions and lower allocation determinations have resulted in the highest opening allocation prices seen since 2020.

Monthly southern MDB allocation price (July 2017 to August 2025)[1]

Source: Ricardo (2025)



1. *Average of allocation prices across all major southern Murray-Darling Basin zones (Upper Murray, Lower Murray, Goulburn, & Murrumbidgee).*

- Lower Murray allocation prices reached **~$350/ML** in the first two weeks of July 2025 before easing to **~$260/ML** by month-end. These were the highest opening allocation prices seen in the lower Murray since 2020.
- By the end of August, spot prices were **$265/ML** in the lower Murray, **$235/ML** in the upper Murray, **$255/ML** in the Murrumbidgee, and **$205/ML** in the Goulburn.
- Historically, dry periods have coincided with elevated allocation prices, while wetter periods have generally been associated with lower prices.
- This highlights the importance of having a well-diversified portfolio that can perform well under a range of different climatic scenarios.
- Limited inflows to dam storages over winter may continue to strain water availability. The Company anticipates that inflows to storages in the coming months will likely have a significant impact on water allocation prices during the peak irrigation season later this year, and early next year.

Water Buybacks

The Government has continued to progress its water recovery initiatives in the first-half of 2025.



- The Commonwealth Government has continued to progress its water recovery efforts under the following initiatives:
    1. Resilient Rivers
    2. Sustainable Communities
    3. Voluntary Water Purchases

- Together these initiatives aim to recover ~450 GL of water entitlements for environmental purposes across the MDB.

- **The Government has three programs with respect to voluntary water purchases:**
    - **Tender 1** - Restoring our rivers selected catchment open tender (Completed)
    - **EOI 1** - Remaining southern connected basin (Submissions Closed)
    - **EOI 2** - Large portfolios (Submissions Closed)

- With respect to future buybacks, the government is taking a staged approach, with future purchases to be guided by program results, expert advice, and market analysis. Under the current legislation, all recoveries must be contracted to meet the 450 GL target by 31 December 2027.

Current Progress – at 31 March 2025:

Target	Water recovery registered	Water recovery contracted (not yet registered)	Remaining recovery
450.0 GL/y	104.1 GL/y	53.2 GL/yr	292.7 GL/y

https://www.dcceew.gov.au/water/policy/water-recovery/progress

https://www.dcceew.gov.au/sites/default/files/documents/restoring-our-rivers-delivering-450-gl-implementation-plan-july-2025-update.pdf

Notice of Extraordinary General Meeting – Name Change

On 2 October 2025, the Company will hold an EGM to seek shareholder approval for a name change.



- The Company is seeking shareholder approval to change its name from "Duxton Water Limited" to "Rivco Australia Limited".
- Following the approval of the internalisaton of the Company's management team at the Annual General Meeting held on Friday, 30 May 2025, the Board believes that the new name better aligns with the Company's long-term strategy, vision, and independence as a dedicated Australian water business.
- The Corporations Act requires shareholders to approve the change of name of the Company by passing a special resolution to adopt the new name. The name "Rivco Australia Limited" has been reserved by the Company.
- If the name change is approved, the Company will also request that ASX change its ASX ticker code from "D20" to "RIV". The ASX ticker code "RIV" has been reserved by the Company.
- The Directors recommend that Shareholders vote **in favour** of Resolution 1.

EGM Resolution 1:	Current Name	Proposed Name
Company Name	Duxton Water Limited	Rivco Australia Limited
ASX Ticker	D20	RIV

Link to Notice of Extraordinary General Meeting – 2 October 2025

Internalisation Update

The Company remains on-track to complete its internalisation within the transitionary period.



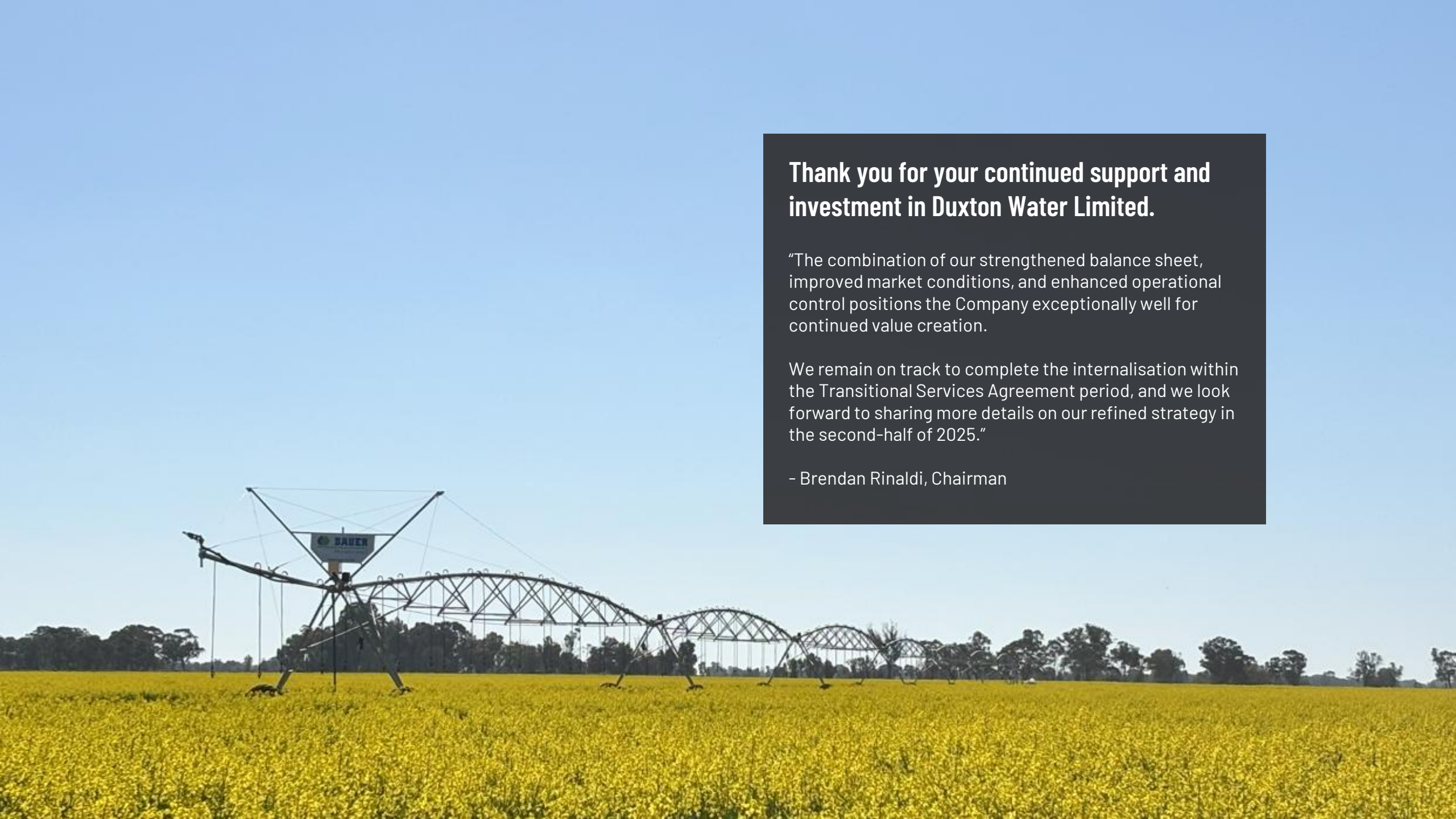
- Internalisation remains on track for completion within the Transitional Services Agreement ("TSA") period.
- Conditional employment offers have been made to several key Duxton Capital staff, effective upon completion of the internalisation; no additional staffing costs are being incurred during the TSA period.
- New city-fringe office lease executed with a future commencement date to support the post-internalisation operating model.
- The Company is in the process of refining guidelines for dividends, debt usage, hedging, and formalising an internal capital management framework.
- Near-term priorities include new systems set-up, data migration (including transfer of relevant intellectual property), establish new IT environment, and finalise relevant Company policies.
- Further details of the Company's internalisation progress and refined strategy will be shared in the second-half of this year.

Thank you for your continued support and investment in Duxton Water Limited.

"The combination of our strengthened balance sheet, improved market conditions, and enhanced operational control positions the Company exceptionally well for continued value creation.

We remain on track to complete the internalisation within the Transitional Services Agreement period, and we look forward to sharing more details on our refined strategy in the second-half of 2025."

- Brendan Rinaldi, Chairman



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