

F.F.I. HOLDINGS LTD

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ASX ANNOUNCEMENT

PURCHASE OF INDUSTRIAL LAND

FFI Holdings Limited (the “**Company**”) is pleased to advise that it has entered into a contract to purchase a 1.39 hectare (13,859 square metres) vacant industrial site at Jandakot in Perth, Western Australia. The land is part of the Cockburn Central East Industrial Area in which the Company currently owns 6.98 hectare of industrial and commercial property.

Strategically the acquisition is an important development for the Company. The site is in close approximately to the Company’s existing factory and ideally located for industrial food manufacturing or property investment activities. The property is being acquired from its current long term private owners Mr L.J. and Mrs D.R. Sinton.

The purchase expands the Company’s industrial and commercial property portfolio in the area to 83,688 square metres in total area.

The cost of the purchase is \$5.0 million and final settlement is expected to be on or before 27 June 2024.

As at 31 December 2023, the Company had net assets of \$44.9 million, no debt and cash reserves of \$2.9 million. Given the Company’s strong financial position, the Company intends to fund the purchase with a debt facility.

About F.F.I. Holdings Ltd.

F.F.I. Holdings Ltd is a Western Australian based food company with manufacturing, processing and packing operations covering the following areas –

- ◆ “Chocolate Products of Australia” – chocolate and related products.
- ◆ “Nemar Cake Toppings” – cake toppings and confectionery products.
- ◆ “Prepack”- contract packing and blending.
- ◆ “Fresh Food Industries” – bakers jams and fruit fillings.

In addition to the food operations, the Company has a significant investment in prime industrial and commercial property which is held for investment purposes.

Rodney Moonen

Chairman

23 May 2024