F.F.I. HOLDINGS LTD

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ASX ANNOUNCEMENT

INVESTMENT PROPERTY

FFI Holdings Limited (the "**Company**") provides the following update regarding the Company's investment property portfolio.

The Company received rental income from its investment properties totalling $1.619 million for the year ended 30th June 2024. This total included $1.244 million from a multi-national environmental services company under a lease that expires in November 2025. In addition to the rent, the lessee contributed approximately $0.144 million towards the rates, taxes, insurance and other outgoings relating to the leased property.

The Company has been advised that the lessee does not intend to renew this lease when it expires in November 2025.

The Directors intend to actively pursue opportunities to maximise future cash flows from this property to minimise any impact from the termination of the existing lease.

The Company will update the market as more information becomes available.

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.
- "Prepact"- 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.

This announcement was authorised by the Board of FFI Holdings Limited.

Rodney Moonen
Chairman
22 July 2024