

Australian Agricultural Company Limited

ABN 15 010 892 270

FINANCIAL REPORT

For the half-year ended
30 September 2026

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This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the financial report for the year ended 31 March 2026 and any public announcements made by Australian Agricultural Company Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

DIRECTORS' REPORT

Your Directors present their report on the Group consisting of Australian Agricultural Company Limited and the entities it controlled (AACo) for the half-year ended 30 September 2026.

DIRECTORS

The following persons were Directors of Australian Agricultural Company Limited during the half-year and up to the date of this report. Directors were in office for this entire period unless otherwise stated.

Donald McGauchie AO (Non-executive Chairman)

David Harris (Managing Director)

Stuart Black AM (Non-executive Director)

Anthony Abraham (Non-executive Director)

Marc Blazer (Non-executive Director)

Sarah Gentry (Non-executive Director)

Joshua Levy (Non-executive Director)

Nicole Sparshott (Non-executive Director)

Zoe Kenneally (Non-executive Director)

OPERATING AND FINANCIAL REVIEW

About AACo

The Australian Agricultural Company (AACo) is one of Australia's largest integrated cattle and beef producers and Australia's oldest continuously operating company, with a heritage dating back to 1824. The Company operates cattle stations, feedlots and farms across northern Australia.

AACo derives revenue through the production and sale of cattle and branded beef products across domestic and international markets. The Company's business model increasingly incorporates customer and market insights which strengthens alignment between production outcomes and market channel decisions, enabling management to respond to changing market conditions and optimise value across the whole animal.

Ownership and management of land remains foundational to the business model, supporting livestock production while providing long-term flexibility in stocking, land use and capital deployment. Investment in people, systems and infrastructure supports disciplined execution, risk management and operational resilience across AACo's geographically dispersed operations.

AACo's strategy is guided by a clear Purpose and Vision and is executed through defined strategic pathways that underpin how the Company builds future growth and long-term shareholder value. Investment in these focus areas is directed toward driving sustained growth and generating long-term value for shareholders, with an emphasis on improving cash generation, profitability and asset values over time.

Under the Better Beef strategic pathway, genetic improvements and enhanced operational practices are being implemented to deliver stronger production outcomes and returns through higher quality, increased volumes and a more reliable supply of branded beef. Investments focused on Unlocking the Value of the Land are targeted at creating commercial value while improving environmental outcomes across AACo's land portfolio, with projects typically multi-year and long-term in nature.

Key Financial Indicators Used by Management

Management monitors performance using a combination of statutory and non-statutory measures.

Operating Profit is a key measure used by Management to assess underlying operating performance. It represents an adjusted Statutory EBITDA by excluding unrealised market value movements on livestock, unrealised foreign exchange movements and share price based LTI expenses, with cost of goods sold based on production costs rather than fair value. Management considers this metric provides a more appropriate representation of financial performance within its control, and as such, regards its disclosure as beneficial to stakeholders. A reconciliation of Operating Profit to Statutory EBITDA is provided in Note 3 to the financial statements.

Statutory EBIT is earnings before interest and tax. Statutory EBITDA is earnings before interest, tax, depreciation, amortisation, impairment and changes in the fair value of property. Core Free Cash Flow represents Free Cash Flow, excluding discretionary strategic investment expenditure.

OPERATING AND FINANCIAL REVIEW (continued)

Key Financial Indicators Used by Management (continued)

The table below includes results which are unaudited, non-IFRS financial information: Operating Profit, Statutory EBIT, Statutory EBITDA and Core Free Cash Flow.

	6 MONTHS TO 30 SEP 2026 $'000	6 MONTHS TO 30 SEP 2025 $'000
Beef sales revenue	178,579	151,644
Cattle sales revenue	72,378	81,288
Operating Profit	64,800	39,844
Statutory EBITDA	114,707	148,165
Statutory EBIT	98,943	132,444
Statutory net profit after tax	60,820	82,239
Net cash inflow from operating activities	25,650	2,152
Core free cash flow	(2,971)	7,763

Discussion of the drivers of movements in key financial indicators is included in the following Sales and Marketing, Production, and Statutory Financial Results sections.

Sales and Marketing

Wagyu beef revenue increased to $178.6 million from $151.6 million in the prior comparative period, driven by higher average sale prices and volumes. Average prices increased 10%, supported by tight global supply and optimised market allocations.

Cattle revenue decreased by (11%) compared to the prior period, reflecting lower sales volumes, partly offset by stronger cattle prices. The reduction in live cattle sales reflects continued herd development under the Better Beef program.

Strategic herd management decisions continue to prioritise long-term herd quality, productivity and operational flexibility.

	6 MONTHS TO 30 SEP 2026	6 MONTHS TO 30 SEP 2025
Beef sales revenue – $ mil[1]	178.6	151.6
Beef kgs sold – mil kg CW[2]	8.5	8.1
Beef sold – $/kg CW	$20.39	$18.62
Cattle revenue – $ mil	72.4	81.3
Cattle sales – mil kg LW[2]	17.0	25.8

[1] *Beef sales revenue includes realised gains from foreign currency exchange contracts.*
[2] *CW – carton weight containing saleable boxed beef, LW – live animal weight.*

Production

Kilograms produced is a measure of the number of cattle live weight kilograms grown throughout the breeding, backgrounding and feedlot operations of the Company during the period, excluding the offsetting impact of attrition kilograms. The measure also excludes unbranded calves. Kilograms produced decreased by (11%) on the prior comparative period, driven by timing differences in branding activity and the Better Beef strategy transition.

Cost of production is a measure of the operating costs incurred to produce a kilogram of live weight of cattle throughout the breeding, backgrounding and feedlot operations of the Company during the period. This calculation is the sum of production costs incurred at each of the Company's productive properties, divided by the number of total live weight kilograms produced over the period. Cost of production has increased by 24% on the prior comparative period, reflecting lower production volumes, elevated input costs driven by global conditions and increased investment in feeding programs to support future production growth and quality.

	6 MONTHS TO 30 SEP 2026	6 MONTHS TO 30 SEP 2025
Kilograms produced – mil kg LW	45.7	51.4
Cost of production – $/kg LW	$3.04	$2.46

OPERATING AND FINANCIAL REVIEW (continued)

Statutory Financial Results

The HY27 results include a Statutory EBITDA profit of $114.7 million (HY26 profit of $148.2 million), including a $70.5 million unrealised market valuation increase on the herd (HY26 unrealised market valuation increase of $94.7 million). The lower Statutory EBITDA compared with the prior period primarily reflects the lower fair value contribution, with cattle fair values continuing to be supported by strong market pricing across key cattle classes.

During the half-year, the Company continued its recovery from the North Queensland flood event experienced in early 2026. No adjustments were recognised during the half-year to estimates of the flood-related losses or costs that were determined and recognised in the Group's financial statements for the year ended 31 March 2026. The Group expects to finalise its assessment of the impacts prior to 31 March 2027. Based on information available at the date of this report, the Directors do not believe that a material quantum of further losses or costs will be required to be recognised. During the period, the Company continued its investment in flood refuge infrastructure to further support operational resilience.

A net operating cash inflow of $25.7 million was achieved in HY27 compared with $2.2 million in HY26. The increase has been achieved through higher receipts from beef sales, partly offset by lower cattle sales volumes and higher operating expenditure.

Capital Structure

The Company continues to target a gearing ratio of 20.0% to 35.0%. The gearing ratio for the period was 21.8%.

ASSETS AND CAPITAL STRUCTURE	30 SEPT 2026 $'000	31 MAR 2026 $'000
Current debt		
Asset financing liabilities	9,608	9,216
Lease liabilities	8,666	8,984
Non-current debt		
Asset financing liabilities	13,357	14,118
Lease liabilities	20,295	24,501
Bank loan facility drawn down	468,428	460,942
Bank guarantees	486	486
Cash	(7,964)	(9,177)
Net debt	**512,876**	**509,070**
Net equity	**1,841,292**	**1,775,334**
Total capital employed	**2,354,168**	**2,284,404**
Gearing (net debt/net debt + equity)	21.8%	22.3%

Net Tangible Assets

The Company's Net Tangible Assets per share was $3.04 as at 30 September 2026, compared to $2.92 as at 31 March 2026. Net Tangible Assets of the Company include leasehold land assets.

The increase in Net Tangible Assets reflects the Group's financial performance during the period, including strong operating earnings and the $70.5 million unrealised market value increase in cattle values, together with movements in other assets and liabilities. The increase in cattle values reflects market price movements at the half-year end and represents an unrealised mark-to-market adjustment. As AACo's herd is primarily held for beef production rather than sale through the livestock market, the majority of this uplift is not expected to be realised through cattle sales.

Dividends

There were no dividends declared or paid during the six months to 30 September 2026.

OPERATING AND FINANCIAL REVIEW (continued)

Risk Management

As an international branded beef business with an integrated supply chain, AACo faces various risks which could have a material impact on its future strategy and financial performance.

The nature, likelihood, timing and potential impact of risks are not static and are impacted by the Company's ability to manage and mitigate these risks. It is possible for several relatively minor risks to converge into a new risk that was unforeseen and is material to the business. We concentrate our risk planning on those risks relating to factors that Management can measure and reasonably control, and consider mitigation strategies if available. Climate-related risks are managed and prioritised through the same process as other business risks.

We continue to monitor, mitigate and manage business risks and their potential impact on the Company's operations, financial performance and business strategies for future financial years. The business risks that have the potential to impact the Company's ability to deliver its strategy and achieve its business objectives, as detailed in the AACo 2026 Annual Report, remain relevant for the interim 2027 period.

For more information, refer to the following documents at www.aaco.com.au:

- AACo 2026 Annual Report
- AACo 2026 Corporate Governance Statement

Business Strategies, Likely Developments and Expected Results

The Board remains committed to creating long-term shareholder value through disciplined execution of AACo's strategy.

The Company continues to focus on improving profitability, cash generation and asset values over time by leveraging its integrated operating model, premium branded beef capability, extensive land portfolio and strong livestock genetics.

The strategic direction remains unchanged from the previous period and continues to guide decision-making and capital allocation across the business. The strategy is built on the Board's conviction that enduring value is created through the combination of high-quality land assets, genetic improvement, trusted premium brands, operational excellence and capable people.

AACo's strategic priorities remain focused on three interconnected pathways:

Better Beef

Growing demand for premium branded beef by improving herd genetics, production performance, supply reliability and customer relationships, with the objective of driving sustainable growth in revenue, margins and brand equity.

Unlock the Value of the Land

Enhancing returns from AACo's unique land portfolio through initiatives that generate additional revenue opportunities, improve environmental outcomes and increase the long-term value derived from the Company's natural assets.

Partner and Invest

Pursuing partnerships, innovation and targeted investments that support productivity, sustainability and long-term value creation across AACo's operations and the broader agricultural sector.

The Board expects the disciplined execution of these strategic priorities to strengthen the Company's operating performance and resilience over time, while maintaining flexibility to respond to changing market conditions and capitalise on future growth opportunities.

DIRECTORS' REPORT

SIGNIFICANT EVENTS AFTER BALANCE SHEET DATE

At 30 September 2026, the Company was party to a conditional contract to acquire the freehold interest in Adelong, a property leased and operated by AACo. Following the reporting date the contract became unconditional and settled on 30 October 2026 for a total acquisition cost of $69.0 million.

There have been no other significant events after the balance date which require disclosure in the financial report.

AUDITOR'S INDEPENDENCE DECLARATION

The auditor's independence declaration is set out on page 8 and forms part of the Directors' Report for the period ended 30 September 2026.

ROUNDING

Amounts contained in this report and in the financial report have been rounded to the nearest thousand dollars for presentation where noted ($'000). This has been completed under the option available to the Company under ASIC Corporations (Rounding in Financial/Directors' Reports) *Instrument 2026/183*. The Company is an entity to which this legislative instrument applies.

Signed in accordance with a resolution of the Directors.





Donald McGauchie AO

Chairman

Brisbane

18 November 2026

David Harris

Managing Director and CEO

Brisbane

18 November 2026

AUDITOR'S INDEPENDENCE DECLARATION

We have obtained the following independence declaration from our auditors KPMG.

KPMG

Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Australian Agricultural Company Limited

I declare that, to the best of my knowledge and belief, in relation to the review of Australian Agricultural Company Limited for the half-year ended 30 September 2026 there have been:

i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the review; and

ii. no contraventions of any applicable code of professional conduct in relation to the review.

KPMG

Jason Adams
Partner

Brisbane
18 November 2026

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CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Income Statement

For the half-year ended 30 September 2026

	6 MONTHS TO 30 SEP 2026 $'000	6 MONTHS TO 30 SEP 2025 $'000
Beef sales revenue	178,579	151,644
Cattle sales revenue	72,378	81,288
	250,957	**232,932**
Cattle fair value adjustments	224,651	249,627
	475,608	**482,559**
Cost of beef sold	(116,194)	(96,205)
Cost of cattle sold	(69,280)	(77,022)
Cattle and feedlot expenses	(75,929)	(67,622)
Gross margin	**214,205**	**241,710**
Other income	4,117	2,012
Employee expenses	(45,950)	(40,820)
Marketing and selling expenses	(13,855)	(13,025)
Administration expenses	(16,609)	(19,377)
Other operating expenses	(23,763)	(20,066)
Property expenses	(3,438)	(2,269)
Depreciation and amortisation	(15,764)	(15,721)
Profit before finance costs and income tax	**98,943**	**132,444**
Finance costs	(14,106)	(13,513)
Profit before income tax	**84,837**	**118,931**
Income tax expense	(24,017)	(36,692)
Net profit after tax	**60,820**	**82,239**

PROFIT PER SHARE ATTRIBUTABLE TO THE ORDINARY EQUITY HOLDERS OF THE PARENT	CENTS	CENTS
Basic earnings per share	10.17	13.76
Diluted earnings per share	10.14	13.60

The above Consolidated Income Statement should be read in conjunction with the accompanying notes.

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Comprehensive Income

For the half-year ended 30 September 2026

	6 MONTHS TO 30 SEP 2026 $'000	6 MONTHS TO 30 SEP 2025 $'000
Net profit for the period	**60,820**	**82,239**
Other comprehensive income		
Items that may be reclassified subsequently to profit or loss:		
Revaluation of foreign currency operations, net of tax	474	1,086
Changes in fair value of cash flow hedges, net of tax	2,959	6,668
Other comprehensive income for the period, net of tax	**3,433**	**7,754**
Total comprehensive income for the period, net of tax	**64,253**	**89,993**

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Financial Position

As at 30 September 2026

	NOTE	AS AT 30 SEP 2026 $'000	AS AT 31 MAR 2026 $'000
Current assets			
Cash and cash equivalents		7,964	9,177
Trade and other receivables		34,588	18,891
Inventories and consumables		48,416	37,585
Livestock		383,957	328,658
Derivatives	5	9,113	8,725
Other assets		6,784	6,935
Total current assets		**490,822**	**409,971**
Non-current assets			
Livestock		449,575	445,414
Property, plant and equipment	4	1,857,038	1,836,524
Intangible assets		24,015	27,747
Right-of-use assets		24,991	29,161
Investments		3,439	3,411
Derivatives	5	14,609	10,332
Other assets		1,100	1,104
Total non-current assets		**2,374,767**	**2,353,693**
Total assets		**2,865,589**	**2,763,664**
Current liabilities			
Trade and other payables		46,664	39,302
Provisions		6,177	5,228
Lease liabilities		8,666	8,984
Derivatives	5	105	–
Interest-bearing liabilities	6	9,608	9,216
Total current liabilities		**71,220**	**62,730**
Non-current liabilities			
Provisions		1,407	1,366
Lease liabilities		20,295	24,501
Derivatives	5	24	53
Interest-bearing liabilities	6	481,001	474,138
Deferred tax liabilities		450,350	425,542
Total non-current liabilities		**953,077**	**925,600**
Total liabilities		**1,024,297**	**988,330**
Net assets		**1,841,292**	**1,775,334**
Equity			
Contributed equity		528,822	528,822
Reserves		1,141,539	1,136,401
Retained earnings		170,931	110,111
Total equity		**1,841,292**	**1,775,334**

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Changes in Equity

For the half-year ended 30 September 2026

	CONTRIBUTED EQUITY $'000	RESERVES $'000	RETAINED EARNINGS $'000	TOTAL EQUITY $'000
At 1 April 2025	**528,822**	**1,012,592**	**2,826**	**1,544,240**
Profit for the period	–	–	82,239	82,239
Other comprehensive income	–	7,754	–	7,754
Total comprehensive income for the period	**–**	**7,754**	**82,239**	**89,993**
Transactions with owners in their capacity as owners:				
Cost of share-based payments	–	1,853	–	1,853
At 30 September 2025	**528,822**	**1,022,199**	**85,065**	**1,636,086**
At 1 April 2026	**528,822**	**1,136,401**	**110,111**	**1,775,334**
Profit for the period	–	–	60,820	60,820
Other comprehensive income	–	3,433	–	3,433
Total comprehensive income for the period	**–**	**3,433**	**60,820**	**64,253**
Transactions with owners in their capacity as owners:				
Cost of share-based payments	–	1,705	–	1,705
At 30 September 2026	**528,822**	**1,141,539**	**170,931**	**1,841,292**

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

CONSOLIDATED FINANCIAL STATEMENTS

Consolidated Statement of Cash Flows

For the half-year ended 30 September 2026

	6 MONTHS TO 30 SEP 2026 $'000	6 MONTHS TO 30 SEP 2025 $'000
Cash flows from operating activities		
Receipts from customers	251,679	235,598
Payments to suppliers, employees and others	(212,140)	(219,238)
Payment of interest and finance costs	(14,091)	(14,374)
Interest received	202	166
Net cash inflow from operating activities	**25,650**	**2,152**
Cash flows from investing activities		
Payments for property, plant and equipment	(26,943)	(14,358)
Proceeds from sale of property, plant and equipment	2,101	142
Payments for equity interests	(28)	(787)
Net cash outflow from investing activities	**(24,870)**	**(15,003)**
Cash flows from financing activities		
Proceeds from interest-bearing liabilities	44,000	60,000
Repayments of interest-bearing liabilities	(34,000)	(40,000)
Principal repayments of leases	(11,993)	(9,674)
Net cash (outflow)/inflow from financing activities	**(1,993)**	**10,326**
Net decrease in cash	**(1,213)**	**(2,525)**
Cash at the beginning of the period	9,177	12,145
Cash at the end of the period	**7,964**	**9,620**

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying notes.

1. Basis of preparation

a) Corporate information

AACo is a company limited by shares, incorporated and domiciled in Australia. The Company's shares are publicly traded on the Australian Securities Exchange (ASX).

The interim financial statements for the half-year ended 30 September 2026 were authorised for issue in accordance with a resolution of the Directors on 18 November 2026.

b) Basis of preparation

This general purpose financial report for the half-year ended 30 September 2026 has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*.

Any references to we, us, our, AACo, the Company and consolidated, all refer to Australian Agricultural Company Limited and the entities it controlled at the financial half-year end or from time to time during the financial half-year. Any references to subsidiaries or controlled entities in this interim report refer to those entities that are controlled and consolidated by Australian Agricultural Company Limited.

The interim report does not include all notes of the type normally included within the annual financial report. Accordingly, this report should be read in conjunction with the financial report for the year ended 31 March 2026 and considered together with any public announcements made by AACo during the half-year ended 30 September 2026, in accordance with the continuous disclosure obligations of the ASX listing rules.

The Company is of a kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183* and in accordance with the legislative instrument, amounts in the interim financial statements have been rounded off to the nearest thousand dollars, unless otherwise stated.

c) Significant accounting judgements, estimates and assumptions

The preparation of the financial statements requires judgements, estimates and assumptions to be made that affect the reported amounts in the financial statements. Judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses are continually evaluated. Judgements and estimates are based on historical experience and various other factors considered reasonable under the circumstances, the results of which form the basis of the carrying values of assets and liabilities that are not readily apparent from other sources.

Actual results may differ from these estimates under different assumptions and conditions and may materially affect financial results or the financial position reported in future periods.

Management's approach to significant judgements, estimates and assumptions is consistent with that applied for the 31 March 2026 consolidated financial report.

As disclosed in Note A1, *Significant Matters*, of the consolidated financial report for the year ended 31 March 2026, judgement and estimation were applied in determining livestock losses and calf accrual adjustments associated with the North Queensland floods in early 2026. No adjustments were recognised during the half-year to the estimates that were determined and recognised in the Group's financial statements for the year ended 31 March 2026. The Group expects to finalise its assessment of the impacts prior to 31 March 2027. Based on information available at the date of this report, the Directors do not believe that a material quantum of further losses or costs will be required to be recognised.

2. Accounting policies

a) Livestock

Livestock are measured at fair value less costs to sell, with any change recognised in the income statement. Costs to sell include all costs that would be necessary to sell the assets, including freight and direct selling costs.

The fair value of livestock is based on its present location and condition. AASB 13 *Fair Value Measurement* establishes the hierarchy for valuation techniques used to measure fair value, with the highest priority given to quoted prices in active markets for identical assets or liabilities (Level 1 Price Input), and the lowest priority to unobservable inputs (Level 3 Price Input).

If an active market exists for an identical livestock asset in its present location and condition, the quoted price in that market is the appropriate basis for determining the fair value of that asset (Level 1 Price Input). Where access to multiple markets exists, then the most relevant market is used to determine fair value.

2. Accounting policies (continued)

a) Livestock (continued)

If an active market does not exist, then one of the following is used in determining fair value, in the below order:

- the most recent market transaction price, provided that there has not been a significant change in economic circumstances between the date of that transaction and the end of the reporting period;
- market prices, in markets accessible to us, for similar assets with adjustments to reflect differences; or
- sector benchmarks.

Where observable market prices or values are not available for livestock in its present location and condition, fair value is determined using unobservable inputs (Level 3 Price Inputs). Consistent with previous reporting periods, at 30 September 2026 cattle have been valued using Fair Value Level 2 and Level 3 price inputs as defined by AASB 13 *Fair Value Measurement*.

b) Pastoral property and improvements at fair value

Pastoral property and improvements are carried at a revalued amount, which is the fair value at the date of the revaluation, less any subsequent accumulated depreciation on buildings and accumulated impairment losses.

Fair value is determined by the Directors with reference to work performed by external independent valuers and performed on an annual basis with reference to market-based evidence, which is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date.

Any revaluation increment is credited to the asset revaluation reserve included in the equity section of the statement of financial position, unless it reverses a revaluation decrement of the same asset previously recognised in profit or loss. Any revaluation decrement is recognised in profit or loss unless it directly offsets a previous increment of the same asset in the asset revaluation reserve.

In addition, any accumulated depreciation as at revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Upon disposal of property and improvements, any revaluation reserve relating to the particular asset being sold is transferred to the capital profits reserve.

All initial lump sum payments in respect of pastoral and perpetual property leases have been classified as land. The remaining lease payments are nominal and are therefore expensed to the income statement as incurred. Leasehold properties in Queensland are mainly pastoral holdings which are rolling term leases. In the Northern Territory, the pastoral leases held have been granted on a perpetual basis by the Northern Territory Government. We treat statutory pastoral leases held with government bodies as perpetual leases and, as such, specifically exclude them from measurement under AASB 16 *Leases*.

Commercial leases for pastoral properties that are held with third parties are measured under AASB 16 and recorded as a right-of-use asset with a corresponding debt obligation.

c) Property, Plant and Equipment at cost

Plant and equipment and industrial property and improvements are stated at historical cost less accumulated depreciation and any accumulated impairment losses. We review the carrying values of plant and equipment and industrial property and improvements for impairment when events or changes in circumstances indicate the current carrying value may not be recoverable.

The Livingstone Beef Cash Generating Unit (CGU) is the only location with property and improvements measured under the cost model by the Company per AASB 116 *Property, Plant and Equipment*. Under the requirements of AASB 136 *Impairment of Assets*, at each reporting period an assessment of internal and external factors must be made to determine whether there are indicators of impairment. Where indicators exist, a formal estimate of the recoverable amount of these assets is undertaken.

During HY27, operations continue to be suspended at Livingstone Beef. As at 30 September 2026, Management has reassessed internal and external factors that may indicate further impairment of the CGU. As a result of this assessment, no factors were identified that may indicate the CGU's recoverable amount was materially different from its carrying value as at 30 September 2026.

d) Taxes

The Company's consolidated effective tax rate in respect of continuing operations for the six months ended 30 September 2026 was 28.3% (for the six months ended 30 September 2025: 30.9%).

2. Accounting policies (continued)

e) Intangible Assets

Intangible assets are stated at historical cost less accumulated depreciation and accumulated impairment losses, unless acquired free of charge or for nominal consideration.

Australian Carbon Credit Units (ACCUs) have been acquired by the Company without consideration, through the Clean Energy Regulator for carbon abatement. ACCUs meet the definition of an intangible asset under AASB 138 *Intangible Assets*, and are recognised in accordance with AASB 120 *Accounting for Government Grants and Disclosure of Government Assistance* at fair value.

ACCUs are initially recognised at fair value upon receipt, and are subsequently measured under the AASB 138 Cost Model.

3. Segment information

Identification of reportable segments

AASB 8 *Operating Segments* requires operating segments to be identified on the basis of internal reports about components of the Company, that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance. The Company's chief operating decision maker is the Managing Director/Chief Executive Officer and, along with the Board and Executive Leadership team, reviews financial information for the Company at least monthly and as one operating segment.

Accounting policies – reportable segments

The accounting policies used in reporting segments are the same as those contained in the financial statements and in the prior period.

The measure of Operating Profit is a key indicator which is used to monitor and manage the Company and represents an adjusted Statutory EBITDA. Operating Profit is a key measure of profitability for AACo which removes unrealised market value movements on livestock, unrealised foreign exchange movements and share price based LTI expenses, and measures cost of goods sold using production costs rather than fair value. Management considers that this metric provides a more appropriate representation of financial performance within its control, and as such, regards its disclosure as beneficial to stakeholders.

The following table presents the revenue and profit information by operating segment (incorporating a reconciliation of Operating Profit to Statutory NPAT) for the six months to 30 September 2026 and 30 September 2025.

	30 SEP 2026 $'000	30 SEP 2025 $'000
Segment revenue	250,957	232,932
Revenue from external customers	**250,957**	**232,932**
Operating Profit	**64,800**	**39,844**
Unrealised mark-to-market of herd	70,470	94,692
Cost versus Fair Value: Kg sold or produced	(15,699)	12,549
Other (expenses)/income	(4,864)	1,080
Statutory EBITDA	**114,707**	**148,165**
Depreciation and amortisation	(15,764)	(15,721)
Statutory EBIT	**98,943**	**132,444**
Net finance costs	(14,106)	(13,513)
Income tax expense	(24,017)	(36,692)
Net Profit after tax	**60,820**	**82,239**

3. Segment information (continued)

Revenues from external customers

Below is an analysis of the Company's revenue based on the location of the Company's customers.

BEEF SALES REVENUES	30 SEP 2026 $'000	30 SEP 2025 $'000
USA	47,493	30,306
South Korea	41,974	38,807
China	20,615	20,088
Australia	17,078	18,108
Other countries	51,419	44,335
Total Beef sales revenue per Income Statement	**178,579**	**151,644**

CATTLE SALES REVENUES	30 SEP 2026 $'000	30 SEP 2025 $'000
Australia	72,378	81,288
Total cattle sales revenue per Income Statement	**72,378**	**81,288**

4. Property, plant and equipment

Acquisitions and disposals

During the six months ended 30 September 2026, the Company acquired assets with a cost of $26.1 million (six months to 30 September 2025: $14.7 million). No property acquisitions were completed during the period. Refer to Note 8 for details of property acquisition commitments at the reporting date.

Assets with a combined net book value of $0.13 million were disposed of during the six months ended 30 September 2026 (six months to 30 September 2025: $0.02 million). No sales of property were made during the period.

5. Derivatives

	30 SEP 2026		31 MAR 2026	
	$'000	$'000	$'000	$'000
	Current	Non-Current	Current	Non-Current
Financial assets				
Foreign currency contracts	7,353	13,071	7,030	8,686
Interest rate swap contracts	1,760	1,538	1,695	1,646
	9,113	**14,609**	**8,725**	**10,332**
Financial liabilities				
Foreign currency contracts	71	24	–	53
Interest rate swap contracts	34	–	–	–
	105	**24**	**–**	**53**

5. Derivatives (continued)

Fair values

As at 30 September 2026 and 31 March 2026, the financial instruments recognised at fair value were interest rate swaps, interest rate option contracts, forward currency contracts and foreign currency option contracts. These are valued using a 'Level 2' method under AASB 13 *Fair Value Measurement*, which estimates fair value using inputs that are observable either directly (as prices) or indirectly (derived from prices). The carrying amount of all other financial assets and liabilities approximates the fair value.

Forward currency exchange contracts and currency option contracts

Foreign currency contracts and foreign currency option contracts are entered to hedge the cash flows of foreign denominated forecast beef sales. As these contracts are hedge accounted, their effectiveness was required to be assessed under AASB 9 *Financial Instruments.* The effective portion of the gain or loss is accounted for in Other Comprehensive Income and the ineffective portion posted to profit or loss. Forward currency contracts can have maturities of up to 48 months. These contracts sell in US dollars and buy in Australian dollars. The total notional value of these contracts at 30 September 2026 was AUD $301.4 million (31 March 2026: AUD $352.9 million).

Interest rate swap contracts and interest rate option contracts

The Company has entered into interest rate swaps and interest rate option contracts to manage its interest rate risk associated with interest-bearing liabilities subject to floating rates, as per our Treasury Policy. The fair value of interest rate swaps and options at the reporting date is determined by discounting the future cash flows using the forward interest rate curves at the reporting date. At the half-year balance date, the Company holds $291.0 million interest rate swaps with differing tenors, and interest rate option contracts which have been designated as effective hedges and therefore satisfy the accounting standard requirements for hedge accounting.

As at 30 September 2026, the notional principal amounts and period of expiry of the interest rate swaps are as follows:

	30 SEP 2026 $'000	31 MAR 2026 $'000
0-1 years	141,000	182,000
1-7 years	150,000	160,000
	291,000	**342,000**

6. Interest-bearing liabilities

	30 SEP 2026 $'000	31 MAR 2026 $'000
Current		
Asset financing	9,608	9,216
Non-Current		
Secured bank loan facility	467,644	460,020
Asset financing	13,357	14,118
	481,001	**474,138**

Asset financing has been obtained over some of the Company's vehicles, plant and equipment. These liabilities are discounted using the interest rate implicit in the financing arrangement. The weighted average rate is 5.82%.

Secured bank loan facility

AACo holds a Club Debt Facility, with a committed capacity of $680 million. The Facility A limit is $470 million, repayable on 8 October 2030. The Facility B limit is $210 million, repayable on 8 April 2028 with a rolling 18 month tenor.

Interest on these facilities is charged at the applicable BBSY rate plus margin. The facility was drawn to $468.4 million as at 30 September 2026 (31 March 2026: $460.9 million) and is offset in the Statement of Financial Position by a prepaid facility participation fee of $0.8 million (31 March 2026: $0.9 million).

6. Interest-bearing liabilities (continued)

Financing facilities are provided on a secured basis, with security given over all assets under fixed and floating charges. Financial covenants are in place over the Company's Loan to Value Ratio (LVR).

The following financing facilities are available:

	30 SEP 2026 $'000	31 MAR 2026 $'000
Borrowing Capacity under Facility A and Facility B	680,000	680,000
Guarantee Facility Capacity	3,000	3,000
Facility A and B drawn-down	(468,428)	(460,942)
Bank guarantee utilised	(486)	(486)
Unused	**214,086**	**221,572**

7. Equity securities issued

Equity securities issued

No shares were issued during the six months to 30 September 2026 (six months to 30 September 2025: nil).

Dividends

No dividend was declared or paid during the six months to 30 September 2026 (six months to 30 September 2025: nil).

8. Commitments

Capital commitments

Capital expenditure of $77.6 million has been contractually committed to in respect of property, plant and equipment as at 30 September 2026 (31 March 2026: $7.1 million).

As at 30 September 2026, the Company was party to a conditional contract to acquire the freehold interest in Adelong, a property leased and operated by AACo, subject to regulatory approval. Subsequent to the reporting date, regulatory approval was received and the contract became unconditional, with settlement occurring on 30 October 2026 for a total acquisition cost of $69.0 million.

Other commitments

Forward purchase contracts have been entered into for $38.2 million worth of grain commodities (31 March 2026: $33.9 million). The contracts are expected to be settled within 12 months from balance date.

As at 30 September 2026, the Company had entered into forward contracts for cattle purchases totalling $3.4 million (31 March 2026: nil).

9. Related party disclosures

From time to time Directors and Key Management Personnel may buy goods from the Group. These purchases are on the same terms and conditions as those entered into by other employees.

From November 2025, the Company remitted Director fees for Sarah Gentry through her limited liability company, Flame Tree Ventures LLC. Payments to Flame Tree Ventures during the six months to 30 September 2026 totalled $78,740 (30 September 2025: nil).

Associates are entities considered to be related parties, due to the Group having significant but not controlling influence over the entity.

10. Events after the balance sheet date

Other than the matters disclosed in the Commitments note above, there have been no other significant events after the balance date which require disclosure in the financial report.

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of Australian Agricultural Company Limited, I state that:

In the opinion of the Directors:

a) The consolidated financial statements and notes of Australian Agricultural Company Limited set out on pages 9 to 19 are in accordance with the *Corporations Act 2001*, including:

   i. Giving a true and fair view of its financial position as at 30 September 2026 and its performance for the half-year ended on that date;
   ii. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*; and

b) There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

On behalf of the Board



Donald McGauchie AO

Chairman

Brisbane

18 November 2026

INDEPENDENT AUDITOR'S REVIEW REPORT

KPMG

Independent Auditor's Review Report

To the shareholders of Australian Agricultural Company Limited

Conclusion

We have reviewed the accompanying ***Half-year Report*** of Australian Agricultural Company Limited.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the Half-Year Financial Report of Australian Agricultural Company Limited does not comply with the *Corporations Act 2001*, including:

- giving a true and fair view of the ***Group's*** financial position as at 30 September 2026 and of its performance for the Half-year ended on that date; and
- complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

The ***Half-year Financial Report*** comprises:

- Consolidated statement of financial position as at 30 September 2026
- Consolidated income statement, Consolidated statement of comprehensive income, Consolidated statement of changes in equity and Consolidated statement of cash flows for the Half-year ended on that date
- Notes 1 to 10 including selected explanatory notes
- The Directors' Declaration.

The ***Group*** comprises Australian Agricultural Company Limited (the Company) and the entities it controlled at the Half year's end or from time to time during the Half-year.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity.* Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Half-year Financial Report* section of our report.

We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of annual financial reports of public interest entities in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

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INDEPENDENT AUDITOR'S REVIEW REPORT

KPMG

Responsibilities of the Directors for the Half-year Financial Report

The Directors of the Company are responsible for:

- the preparation of the Half-year Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*
- such internal control as the Directors determine is necessary to enable the preparation of the Half-year Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Review of the Half-year Financial Report

Our responsibility is to express a conclusion on the Half-year Financial Report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the Half-year Financial Report does not comply with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 30 September 2026 and its performance for the Half-Year ended on that date, and complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a Half-year Financial Report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with *Australian Auditing Standards* and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

KPMG

Jason Adams
Partner

Brisbane
18 November 2026

COMPANY INFORMATION

Name of Entity

Australian Agricultural Company Limited

ABN

15 010 892 270

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Share Registry

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