


DESANE

GROUP HOLDINGS LIMITED

ANNUAL GENERAL MEETING
28th October 2022



CHAIRMAN'S
ADDRESS
Professor John Sheehan AM

A man in a blue suit and light blue shirt stands on a bridge with a railing. The background is a blurred industrial or urban setting. The text is overlaid on the right side of the image.

MANAGING DIRECTOR'S
ADDRESS
Phil Montrone OAM

FY22 RESULTS SNAPSHOT

Solid growth and continued profitability

NTA
per share
\$1.55

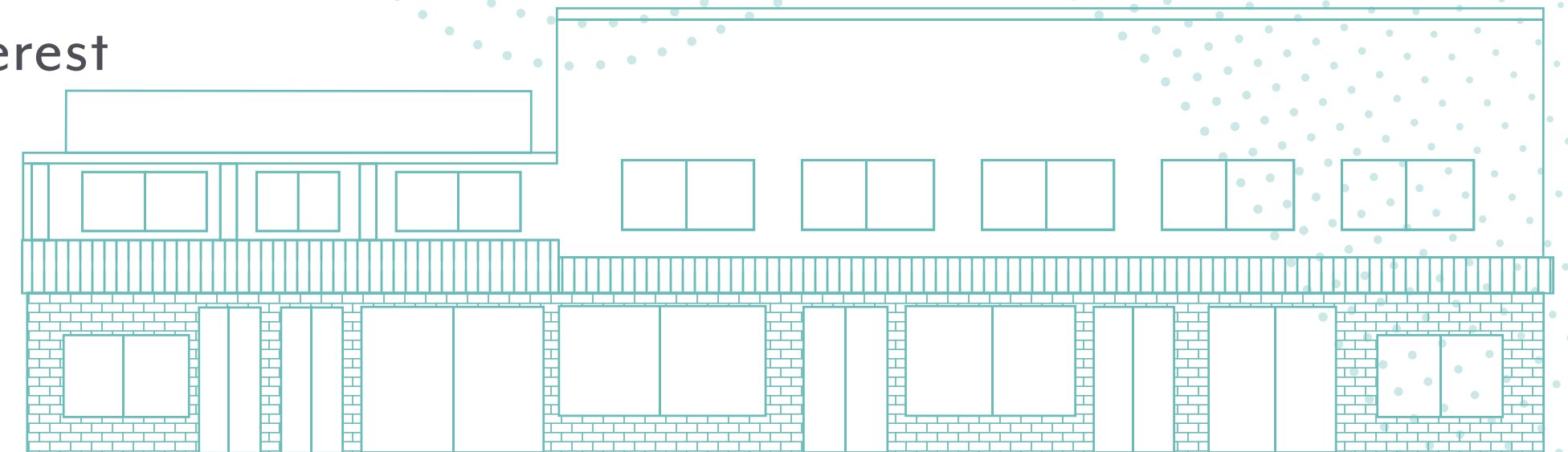
EBIT
\$6.8m

TOTAL
ASSETS
\$97.6m

NPAT
\$4.6m

FY22 HIGHLIGHTS

- Investment property revaluation uplift of \$7.2m
- Total assets up 11.4% to \$97.6m
- Cash & financial assets of \$15.4m generating an average of 7% pa interest
- Acquisition of new mixed-use asset in the Sydney suburb of Leichhardt
- Strong balance sheet position

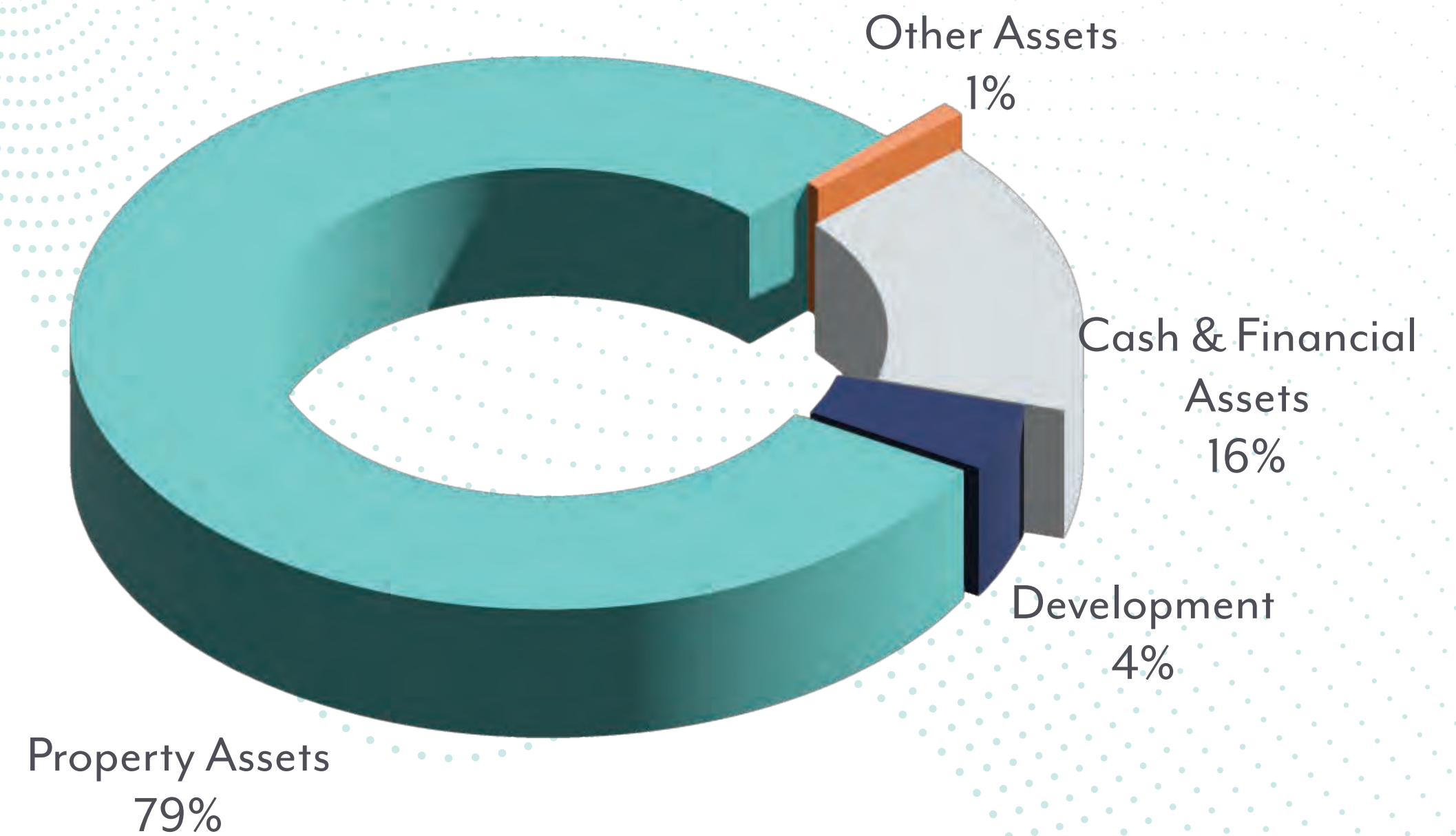


CAPITAL & BALANCE SHEET POSITION

- 3.7 years weighted average CBA debt facility
- Gearing* remains low at <40%
- Financial assets performing well - generating 7.0% pa interest revenue for Group
- Ample capacity to deploy existing cash, debt or capital initiatives, to secure additional property acquisitions
- DGH trading at approximately 35% discount to post-tax NTA

* Gearing of total liabilities vs total assets

TOTAL ASSETS - \$97.6m - AS AT 30 JUNE 2022





PROPERTY

INNER SYDNEY PORTFOLIO

Leichhardt Portfolio

*Planning Approval, Development & Rental Income
provide scope for Group*

- Acquisition of mixed-use property at 270-278 Norton Street, Leichhardt will bolster future revenue streams and provide long term development upside (STCA)
- Development Approval received to construct nine (9) apartments at 322 Norton Street, Leichhardt

Address	No. of Apartments	Status
159 Allen Street	46	DA Approved
322 Norton Street	9	DA Approved
270-278 Norton Street	16	STCA



270-278 Norton Street, Leichhardt

INNER SYDNEY PORTFOLIO

Lane Cove Portfolio

The valuation of Lane Cove assets are underpinned by strong rental income and market sentiment for industrial/commercial properties in Sydney



WESTERN SYDNEY PORTFOLIO

Penrith

The 2.7 acres Penrith property asset is solidified by strong demand for sites in western Sydney






BRISBANE PORTFOLIO

Wacol

Post expansion of Brisbane industrial asset will provide additional revenue streams and valuation upside

OUTLOOK



The emerging economic challenges for property companies in Australia, over the next 12 to 24 months, will require Desane's management to remain focussed on maintaining and improving its existing property assets' value and income. Desane's existing investment assets provide stability of income and the ability to add value. The Group's strong balance sheet, coupled with the ability to acquire additional income producing properties, will provide the opportunity to improve and protect shareholder's asset value, as well as to continue with its stated objectives of restocking its investment property portfolio and to continue to source reliable income producing and add-value assets, that will provide sustainable revenue streams, capital growth and medium to long term benefits for shareholders.

ITEMS OF BUSINESS & PROXIES RECEIVED

Total number of ASX-listed DGH shares is 40,909,990

Desane Group Holdings Limited	Valid proxies received	For	Against	Abstain
Item 1 Receive and adopt the 2022 financial report		No voting for this item		
Item 2 Adopt the 2022 remuneration report	100	9,517,886	57.84%	4,500
Item 3 Re-elect Mr Peter Krejci as a non-executive director	100	24,788,902	78.12%	15,300
				0.03%
				2,470



QUESTIONS

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THANKYOU