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ASX release

27 October 2025

REFINANCING OF DEBT FACILITIES WITH NAB

Desane Properties Pty Ltd, a wholly owned subsidiary of Desane Group Holdings Limited (ASX: DGH) ("**Desane"**), is pleased to announce the successful refinancing of its existing corporate debt facilities with the National Australia Bank ("NAB") from the Commonwealth Bank ("CBA").

The new debt facilities with NAB increase Desane's available funding capacity to $18.8 million (an increase of $6.0 million over the amount previously held with CBA).

The refinanced facilities were obtained following independent valuations to four (4) of the Group's secured property investment assets including:

- 35 Norton Street, Leichhardt
- 270-278 Norton Street, Leichhardt
- 16 Industrial Avenue, Wacol (Brisbane)
- 7 Sirius Road, Lane Cove West

The independent valuations for mortgage purposes resulted in a net valuation increase of $750,000 across the four (4) property assets.

The refinanced debt facilities will provide Desane with enhanced flexibility to fund the construction of the proposed forty-four (44) industrial unit project at 91 Thornton Drive Penrith in 2026, reducing its reliance on construction debt.

The debt facilities have been secured with NAB for two (2) years and on materially improved terms than those proposed by CBA, including improved pricing and interest terms, and simplified covenants and security requirements.

Rick Montrone, CEO of Desane said: "the refinancing of Desane's existing debt facilities with the NAB is a significant milestone in the maturity of Desane's capital structure and reflects Desane's strong balance sheet, improved cashflow and opportunity for increased scale as it undertakes the Penrith industrial project next year.

Desane's capital management discipline remains unchanged and is underpinned by a desire to leverage our balance sheet where possible to support Company growth and deliver a franked company dividend to shareholders".

For further information, please visit www.desane.com.au or please contact:

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ABOUT DESANE:

Desane Group Holdings Limited is a leading property investment and development company, based in Sydney, Australia. Integrity, work ethic and a commitment to excellence underpins the basis of Desane's long term vision of ensuring maximum value for its shareholders.