DESANE

GROUP HOLDINGS LIMITED

AGM
2025

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CHAIRMAN'S **ADDRESS**

Prof. John Sheehan AM

"The continuing increase in overall cash flow from the Group's leased properties, provide robust and steadily rising capital value appreciation."

CEO ADDRESS

Rick Montrone

“Management has delivered on its strategy of delivering a strengthened balance sheet as well as a return to predictable income through effective lease management.”

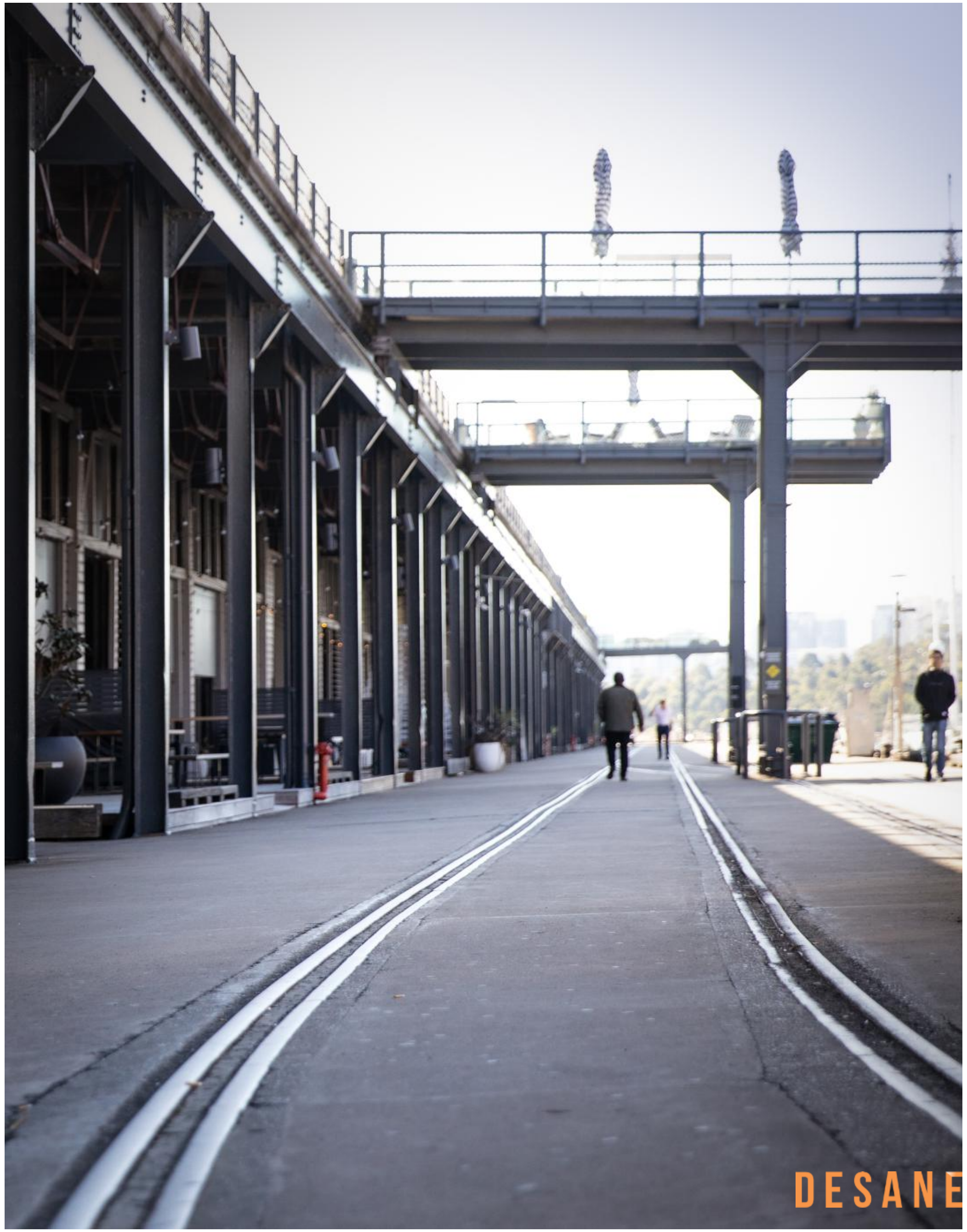
SPECIAL DIVIDEND

The board has declared a special partially franked dividend following the completion of the sale of 13 Sirius Road, LANE COVE.

2c
PER SHARE

82%
FRANKED

PAYMENT DATE
17th Dec 2025

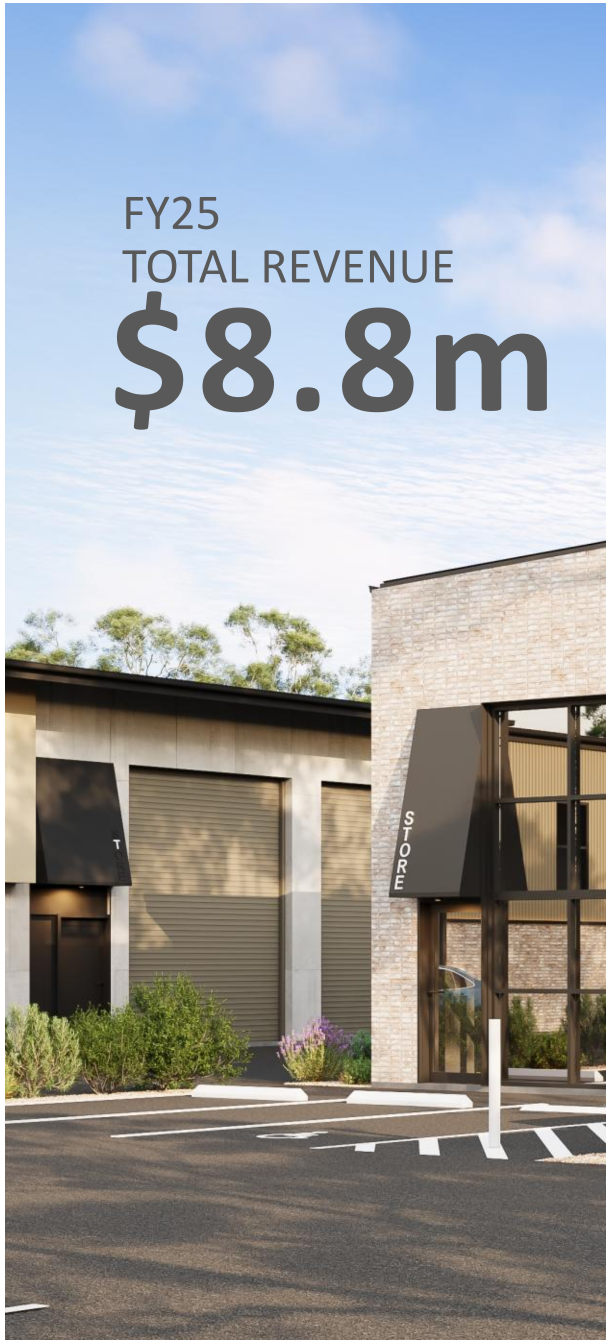


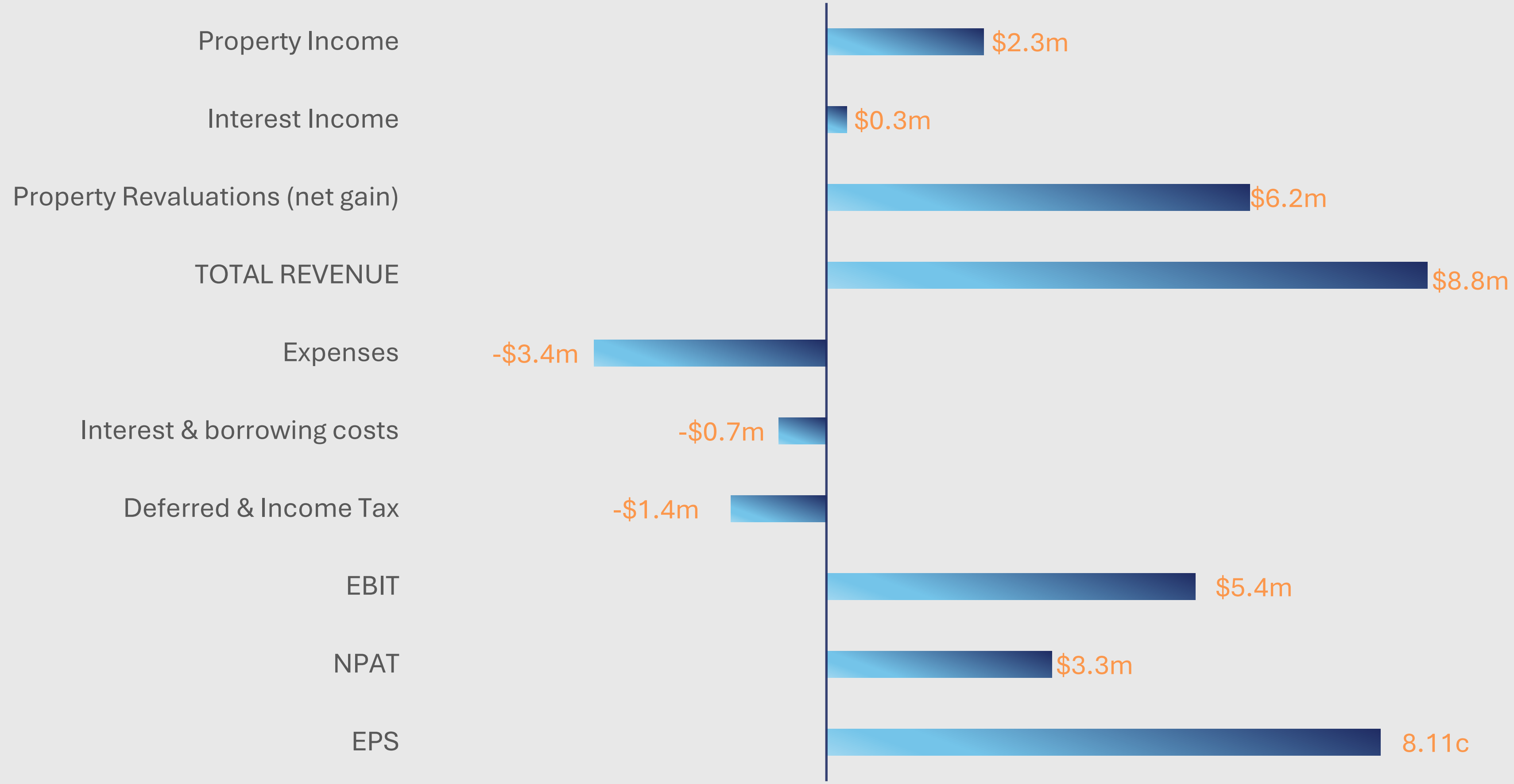
FY25 RESULTS **SNAPSHOT**

NPAT	EPS	EBIT	TOTAL ASSETS	NTA per share
$3.3m	8.11c	$5.4m	$104.8m	$1.70

All figures based on 30 June 2025 Full Year audited financial report.

FY25 PROFIT & LOSS SUMMARY





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FY25 BALANCE SHEET **SUMMARY**

FY25 Balance Sheet Summary	As at 30 June 2025
Assets	
Cash and financial assets	$5.5m
Properties	$98.3m
TOTAL ASSETS	$104.8m
Liabilities	
Interest bearing loans	$12.8m
Deferred tax	$21.5m
Other liabilities	$0.8m
TOTAL LIABILITIES	$35.1m
NET ASSETS	$69.7m
NTA per share	$1.70

REVALUATION UPLIFT

$6.2m

- Uplift of 3% in Group total assets to $104.8m
- Significant revaluation uplift of $6.2m across four properties
- Strong balance sheet position provides capacity for continued growth

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PROPERTY SNAPSHOT

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THORNTON DRIVE

PENRITH

2026 and 2027 financial years will present an opportunity for Desane to progress the development of the 11,650 m^2 Thornton Drive property, located in the heart of Penrith.

The proposed development will create a 40 + industrial strata unit business park suitable for owner occupiers and investors.

Management has engaged a Western Sydney commercial construction company for this development on a design and construct basis.

The successful development of this property will make a substantial contribution to Desane's future year operations.

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PROPERTY SALE

$8.7m

13 SIRIUS ROAD

LANE COVE

The property has been sold through Brad Sutton of Sutton Anderson Property Consultants.

The purchaser was a local, private owner occupier.

The contract was exchanged on the 4th of September 2025.

Settlement occurred within 42 days - 3 months ahead of the previously announced settlement date (January 2026).

RE-DEVOLOPMENT 322 NORTON STREET
LEICHHARDT

2026 presents an opportunity to reposition this property from a small boutique residential development to a long-term income producing commercial property investment. Negotiations with a blue—chip national tenant for a 10 + year lease are currently being finalised.

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INVESTMENT STRATEGY

Investment	Value as at 30 Jun 25	Property Size	Borrowings	Strategy
Cash & financial assets	$5.5m	N/A	N/A	Re-deploy into future property investments
91 Thornton Drive PENRITH NSW	$13.7m	11,650 m^2	unencumbered	Progress 40+ industrial strata development project
7 Sirius Road LANE COVE NSW	$10.5m	2,778 m^2	$4.8m	Leased for 7 years to medical tenant Long term hold
16 Industrial Avenue WACOL QLD	$18.9m	21,750 m^2	$8.0m	Leased for 5 years to Brisbane Council Long term hold Develop Stage 2 DA approved industrial facility
159 Allen Street LEICHHARDT NSW	$25.0m	2,782 m^2	unencumbered	Leased for 3 years. DA has been activated. Re- evaluate development or sale opportunities
270-278 Norton Street LEICHHARDT NSW	$9.9m	929 m^2	unencumbered	Leased for 2.5 years WALE Medium term hold with development upside
322 Norton Street LEICHHARDT NSW	$4.5m	614 m^2	unencumbered	Plans for the construction of a 9-unit, mixed use development have been placed on hold due to rising costs of construction. In its place, a proposal for minor refurbishment to the existing premises on the basis of a pre-commitment lease to a medium to long term commercial tenant.

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DESANE WILL FOCUS ON THREE CORE OBJECTIVES

1. Investment strategies which will bolster ROE and rental income streams

2. Re-evaluate development projects, with an eye to achieving maximum value outcomes with minimal risks

3. Review capital management opportunities with a view to rewarding shareholders with sustainable dividends

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ITEMS OF BUSINESS & PROXIES RECIEVED

	FOR	OPEN	AGAINST	ABSTAIN
Item 1				
Receive and adopt the 2025 Financial Report	NO VOTING FOR THIS ITEM			
Item 2				
Adopt the 2025 Remuneration Report	10,359,002 66.27%	5,240,807 33.52%	32,633 0.21%	0 N/A
Item 3				
Elect Peter Krejci as a non-executive director	23,935,354 82.0%	5,240,807 17.96%	11,300 0.04%	1,470,000 N/A

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QUESTIONS

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