

2026 ANNUAL GENERAL MEETING

Thursday, 5 November 2026

DESANE
GROUP HOLDINGS LIMITED

Image - Artist's impression - 91 Thornton Drive, Penrith NSW

CHAIRMAN'S ADDRESS

Professor John Sheehan AM

Patience, financial discipline and a long-term perspective

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CEO'S ADDRESS

Rick Montrone

FY26: strengthening the balance sheet, recycling capital and advancing the development pipeline

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FY26 RESULTS

TOTAL ASSETS
$105.9m

EBIT
$1.0m

NTA PER SHARE
$1.69

SPECIAL DIVIDEND
2.0c

Audited financial results | Year ended 30 June 2026

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Image - Artist's impression - 16 Industrial Avenue, Wacol QLD

CAPITAL RECYCLING & DIVIDEND

FY26 Capital Management

13 Sirius Road, Lane Cove

Sold for $8.7 million (excluding GST)

Special dividend: 2.0 cents per share paid, franked 82%

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FY27 PRIORITIES

A disciplined approach to long-term shareholder returns

01 Deliver development milestones

Penrith and 322 Norton Street

02 Grow recurring Income

Asset management, leasing and completion

03 Deploy capital selectively

Evaluate development, acquisitions and capital management

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OUR PROPERTY PORTFOLIO

Seven (7) retained properties | Active development and established rental income

Development projects

91 Thornton Drive, Penrith

322 Norton Street, Leichhardt

Income and strategic holdings

159 Allen Street, Leichhardt

7 Sirius Road, Lane Cove

16 Industrial Avenue, Wacol

270-278 Norton Street, Leichhardt

35 Norton Street, Leichhardt





Image - Artist's impression

91 Thornton Drive, Penrith

PROPERTY AT A GLANCE

- 11,650m² landholding
- 44 x DA Approved industrial units
- Fixed Price Design and Construct (D&C) contract with Sydney-based Full Tilt Constructions (FTC)
- Works to commence prior to Christmas 2026
- Targeted RoE - 136.6% (excluding debt)

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Image - Artist's impression

322 Norton Street, Leichhardt

PROPERTY AT A GLANCE

- Petbarn premises
- 10 + 5 + 5-year lease
- $295k annual net rent with 3.5% annual increases
- Comparable Sydney Petbarn yields sub 5%
- Targeting completion of works and lease commencement before December 2026

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Image - Artist's impression

159 Allen Street, Leichhardt

PROPERTY AT A GLANCE

- 46-apartment development approval
- Fully leased investment
- Income and development approval preservation complete
- Assessing economics and timing of redevelopment, partnership or sale

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7 Sirius Road, Lane Cove

PROPERTY AT A GLANCE

- Signature Orthopaedics tenant
- Lease to November 2032
- $632k annual net rent
- Assess economics and timing of sale with increase in data-centre development in Lane Cove

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16 Industrial Ave, Wacol (Brisbane)

PROPERTY AT A GLANCE

- Brisbane City Council tenant
- Lease to June 2030
- $800k annual net rent, supported by a long-dated government tenancy
- DA for additional 3,250m^2 of industrial warehouse

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270-278 Norton Street, Leichhardt

PROPERTY AT A GLANCE

- Multi-tenanted commercial building
- $463k annual net rent
- Focus on tenant retention, occupancy and long-term precinct planning opportunities, for example - “Our Fairer Future Plan”

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35 Norton Street, Leichhardt

PROPERTY AT A GLANCE

- Mixed-use investment
- $188k annual net rent
- Maintain rental income and review leasing, property measurement and longer-term planning options

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Outlook:

Converting asset value into recurring earnings and shareholder returns

Our focus remains disciplined execution, sound balance-sheet management and selective capital allocation

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Image - Artist's impression

Items of Business & Proxies

Chairman to conduct formal AGM business

	For	Open	Against	Abstain
Item 1 **Receive FY26 financial statements and reports**		NO VOTING FOR THIS ITEM		
Item 2 **Adopt the 2026 Remuneration Report**	22,045,352 80.13%	5,439,463 19.77%	27,109 0.10%	0 0.00%
Item 3 **Elect Melissa Ashcroft as a Director**	22,486,835 80.53%	5,439,463 19.47%	0 0.00%	0 0.00%

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Questions

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Important Information

Presentation disclaimer

This presentation is for general information only and is not financial product advice. Forward-looking statements are subject to risks, uncertainties and conditions beyond the Company's control. Figures and property information are based on the FY2026 audited financial statements and subsequent management reporting. Actual outcomes may differ. Refer to Desane's ASX announcements and financial report for full details.

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