

ASX release

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COMPLETION OF SALE OF 13 SIRIUS ROAD, LANE COVE NSW

Desane Properties Pty Ltd, a wholly owned subsidiary of Desane Group Holdings Limited (ASX: DGH) (“Desane”), is pleased to announce that it has settled the sale of its commercial property located at 13 Sirius Road, LANE COVE NSW.

The property was sold for \$8.7 million exclusive of GST through Brad Sutton, of Sutton Anderson Property Consultants, to a local privately owned prestige motor vehicle company. The contract was exchanged on the 4th September 2025. Settlement of the property was previously announced to take place on (or before) 31 January 2026.



Rick Montrone, CEO of Desane said: “The early settlement of 13 Sirius Road brings to a conclusion over two decades of ownership of this asset whilst providing Desane with the flexibility to pursue future acquisitions and projects that align with our current investment strategy.”

Desane, in accordance with ASX Listing Rule 3.1 and Guidance Note 8, confirms that the entity does not consider the identity of the counterparty to be information that a reasonable person would expect to have a material effect on the price or value of the entity’s securities.

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Desane confirms that the announcement contains all material information relevant to assessing the impact of the contract on the price or value of the entity's securities and is not misleading by omission.

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.