

ersonal use only



**DESANE**  
GROUP HOLDINGS LIMITED

**AGM**  
2025

# DISCLAIMER

This presentation paper has been published for the Annual General Meeting only. The information contained in this presentation paper is of a general-purpose nature and does not constitute financial product advice. It has been prepared without considering any reader's financial position or needs. As such, each reader of this presentation paper, and consequently any reader acting on information in this presentation paper, should seek professional advice from (or consult) their stockbroker, bank manager, solicitor, financial planner, accountant or other qualified and independent financial advisor.

In preparing this presentation paper, Desane Group Holdings Limited ("Desane") has relied upon and assumed, without independent verification, the accuracy and completeness of all information available from public sources and the Company's audited financial reports or which has otherwise been reviewed in preparation of this presentation paper. The information contained in this presentation paper is current as at the date of this presentation paper and is subject to change without notice.

Any forward-looking statements included in this presentation paper involves subjective judgment and analysis, and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, Desane and its directors. Desane, nor any of its Director's, employees and associates, give any warranty as to the accuracy, reliability or completeness of the information contained throughout this presentation paper, nor do they accept any liability for any loss or damage (whether direct, indirect, consequential or otherwise) arising from the use of the information supplied throughout this presentation paper, except as required by law or by any appropriate regulatory authority.

For further information, please contact:

Rick Montrone  
Managing Director & CEO  
Desane Group Holdings Limited  
(02) 9555 9922  
[rickmontrone@desane.com.au](mailto:rickmontrone@desane.com.au)

Jack Sciara  
Director, CFO & Joint Company Secretary  
Desane Group Holdings Limited  
(02) 9555 9922  
[jacksciara@desane.com.au](mailto:jacksciara@desane.com.au)

## 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

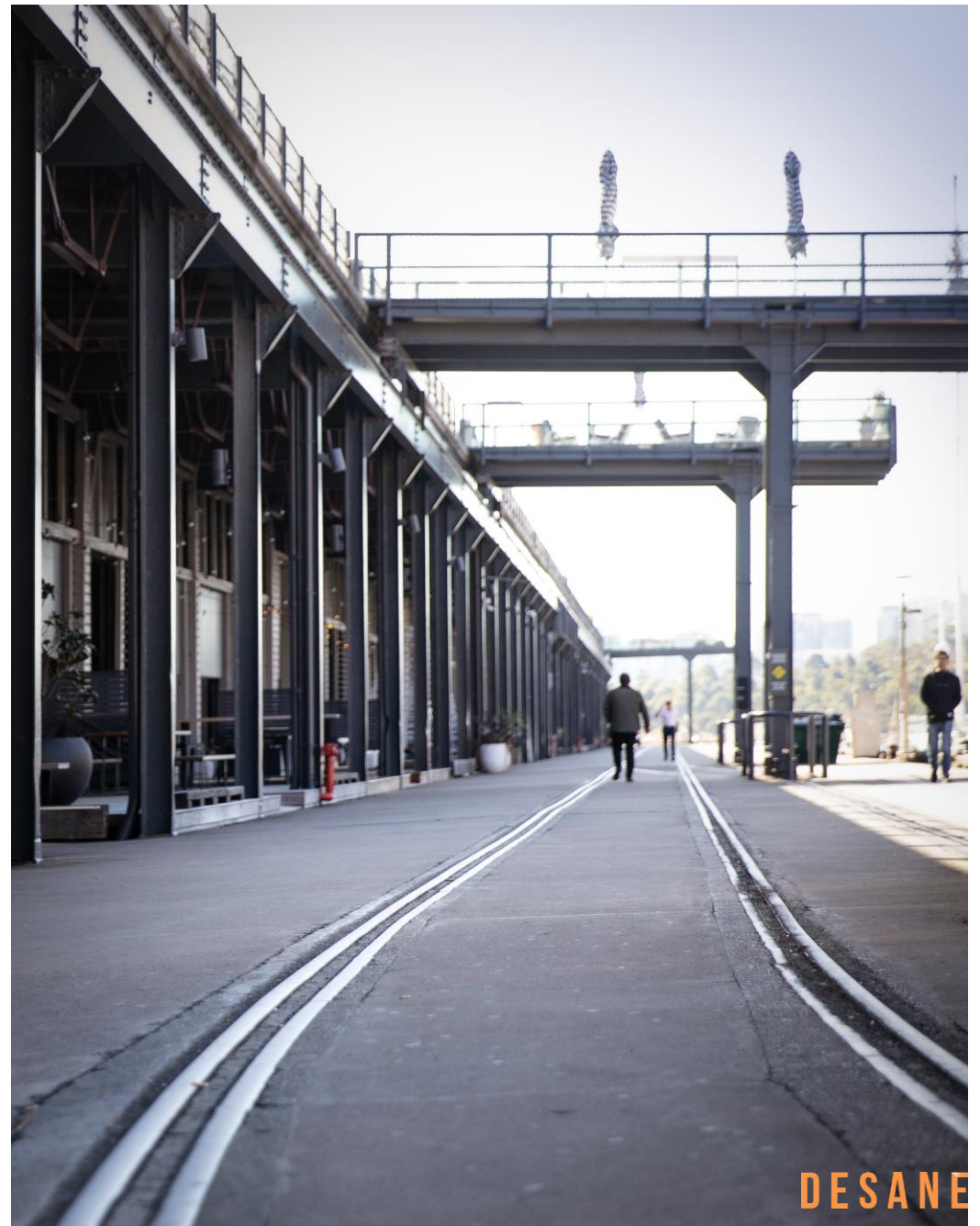
The board has declared a special partially franked dividend following the completion of the sale of 13 Sirius Road, LANE COVE.

**2c**  
PER SHARE

**82%**  
FRANKED

PAYMENT DATE

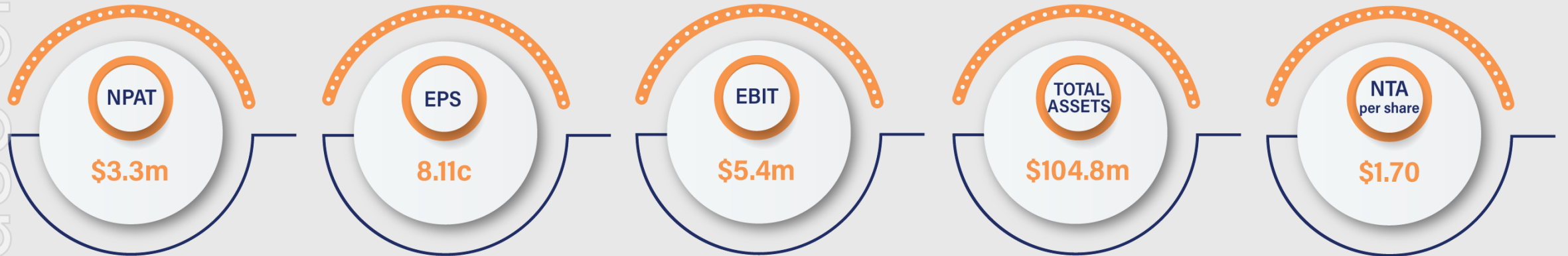
**17<sup>th</sup> Dec 2025**



DESANE

ersonal use only

# FY25 RESULTS SNAPSHOT

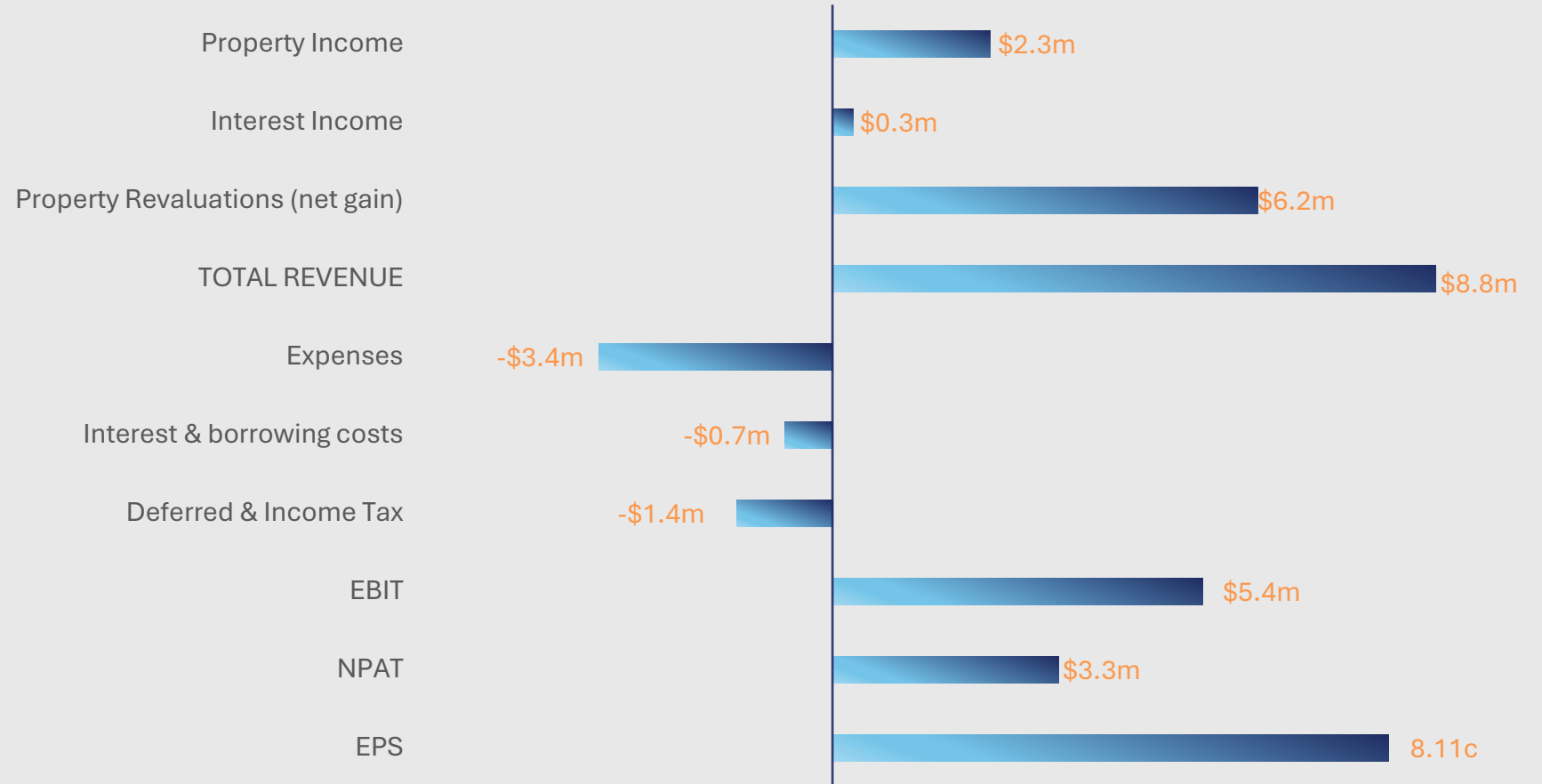


All figures based on 30 June 2025 Full Year audited financial report.

FY25  
TOTAL REVENUE  
**\$8.8m**



# FY25 PROFIT & LOSS SUMMARY



# FY25 BALANCE SHEET SUMMARY

FY25 Balance Sheet Summary

As at 30 June 2025

Assets	
Cash and financial assets	\$5.5m
Properties	\$98.3m
<b>TOTAL ASSETS</b>	<b>\$104.8m</b>
Liabilities	
Interest bearing loans	\$12.8m
Deferred tax	\$21.5m
Other liabilities	\$0.8m
<b>TOTAL LIABILITIES</b>	<b>\$35.1m</b>
<b>NET ASSETS</b>	<b>\$69.7m</b>
<b>NTA per share</b>	<b>\$1.70</b>

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



# PROPERTY SNAPSHOT

ersonal use only



2026 and 2027 financial years will present an opportunity for Desane to progress the development of the 11,650 m<sup>2</sup> 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.



PROPERTY  
SALE

\$8.7m

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 4<sup>th</sup> of September 2025.

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

13 SIRIUS ROAD

LANE COVE



RE-DEVELOPMENT 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.



# 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 <sup>2</sup>	unencumbered	Progress 40+ industrial strata development project
7 Sirius Road LANE COVE NSW	\$10.5m	2,778 m <sup>2</sup>	\$4.8m	Leased for 7 years to medical tenant Long term hold
16 Industrial Avenue WACOL QLD	\$18.9m	21,750 m <sup>2</sup>	\$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 <sup>2</sup>	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 <sup>2</sup>	unencumbered	Leased for 2.5 years WALE Medium term hold with development upside
322 Norton Street LEICHHARDT NSW	\$4.5m	614 m <sup>2</sup>	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.





## 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

# ITEMS OF BUSINESS & PROXIES RECEIVED

	FOR	OPEN	AGAINST	ABSTAIN
<b>Item 1</b>				
Receive and adopt the 2025 Financial Report		NO VOTING FOR THIS ITEM		
<b>Item 2</b>				
Adopt the 2025 Remuneration Report	10,359,002 66.27%	5,240,807 33.52%	32,633 0.21%	0 N/A
<b>Item 3</b>				
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

ersonal use only

ersonal use only



# QUESTIONS

**DESANE**