For personal use only

DESANE
GROUP HOLDINGS LIMITED

ABN/ 61 003 184 932
ASX CODE/ DGH

Suite 4, Jones Bay Wharf
26-32 Pirrama Road, Pyrmont NSW 2009

PO Box 331, Leichhardt NSW 2040
T/ 02 9555 9922
www.desane.com.au

ASX release

20 April 2026

DESANE SECURES LONG-TERM LEASE AT 322 NORTON STREET, LEICHHARDT

Desane Group Holdings Limited (ASX: DGH) ("the Company" or "Desane") is pleased to announce that it has entered into a binding long-term lease agreement with a leading non-discretionary national retailer, for its property located at 322 Norton Street, Leichhardt NSW.

Key Lease Terms

The principal terms of the lease are summarised below:

Premises: 322 Norton Street, Leichhardt NSW
Term: 10-year lease (with 5-year renewal options)
Rental: Commencing at $340,273 per annum gross plus GST (with annual fixed and market reviews)

Development & Delivery

Desane has appointed Sydney-based SFN Build to undertake the required alterations and additions to the property to accommodate the tenant's operational requirements. The tenant will be responsible for its own internal fitout works. Works are expected to be completed within six to eight months.

Funding

The project is being funded via a $2.0 million equity facility provided by National Australia Bank ("NAB"), supporting the delivery of the asset enhancement.

For personal use only

Rick Montrone, CEO of Desane said: "***The long-term leasing outcome represents a significant milestone in the repositioning of this asset and further strengthens Desane's portfolio through the addition of a high-quality, blue-chip national tenant***".

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

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

Jack Sciara
Company Secretary
Desane Group Holdings Limited
(02) 9555 9922
jacksciara@desane.com.au

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.