DESANE
GROUP HOLDINGS LIMITED

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ASX CODE/ DGH

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ASX release

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DEVELOPMENT PORTFOLIO UPDATE

Desane Group Holdings Limited (ASX: DGH) ("Desane" or "the Company") is pleased to provide shareholders with an update on the progress of its active development portfolio.

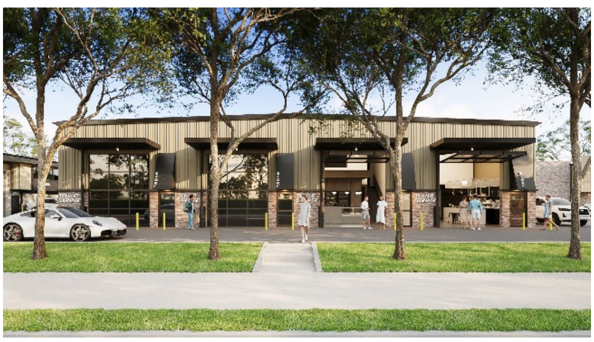
The Company continues to execute its strategy of unlocking value from its property assets through active development, leasing and asset management initiatives.

91 Thornton Drive, Penrith

The Company's 1.165ha industrial development at 91 Thornton Drive, Penrith has achieved a number of significant project milestones.

Key achievements include:

- Development Approval by way of a Complying Development Certificate (CDC).
- Documentation for the design and construction contract with Full Tilt Constructions is nearing completion.
- Subject to final contractual matters and completion of the design, construction is expected to commence during the second half of 2026.



The project comprises 44 industrial strata units and represents one of the Company's most significant value creation opportunities.

322 Norton Street Leichhardt

Construction continues to progress at the Company's redevelopment of 322 Norton Street, Leichhardt.

Significant progress has been achieved since commencement of works, including:

- Completion of the demolition and bulk excavation works;
- substantial completion of environmental and validation activities;
- continued coordination with the national tenant Petbarn in relation to tenancy requirements; and
- progression of structural works in accordance with the construction program.

The development will deliver a new purpose-built retail tenancy for Petbarn under a long-term lease and will further strengthen the Company's recurring investment income upon completion.

Outlook

Rick Montrone, CEO of Desane said: "***The Board remains focused on disciplined execution across the Company's property portfolio. During the past six months we have achieved several important development milestones, particularly at Penrith and Leichhardt, which continue to progress towards construction commencement and completion respectively.***

As these projects are delivered, the Company expects they will further strengthen recurring income and enhance long-term shareholder value, while maintaining a disciplined approach to capital allocation."

The Company will continue to update shareholders as material milestones are achieved.

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.