

AGM

Annual General Meeting
14th November 2024

**Artist's impression*

DESANE
GROUP HOLDINGS LIMITED



Acknowledgement of Country

Desane acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia, and we offer our respect to their Elders past, present and emerging.

Artwork by Rashmisingh

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Chairman's Address

Prof. John Sheehan AM





Managing Director's Address

Rick Montrone

An artist's impression of a modern shopping center. The scene shows a wide, paved pedestrian walkway with a glass-fronted bakery on the right. Inside the bakery, shelves are stocked with various breads and pastries. Several people are walking along the path, some carrying shopping bags. The building has a contemporary design with large glass windows and a metal frame. The sky is bright and clear.

FY24 Results Snapshot

NPAT
\$1.6m

EPS
4.02c

EBIT
\$3.2m

TOTAL
ASSETS
\$101.6m

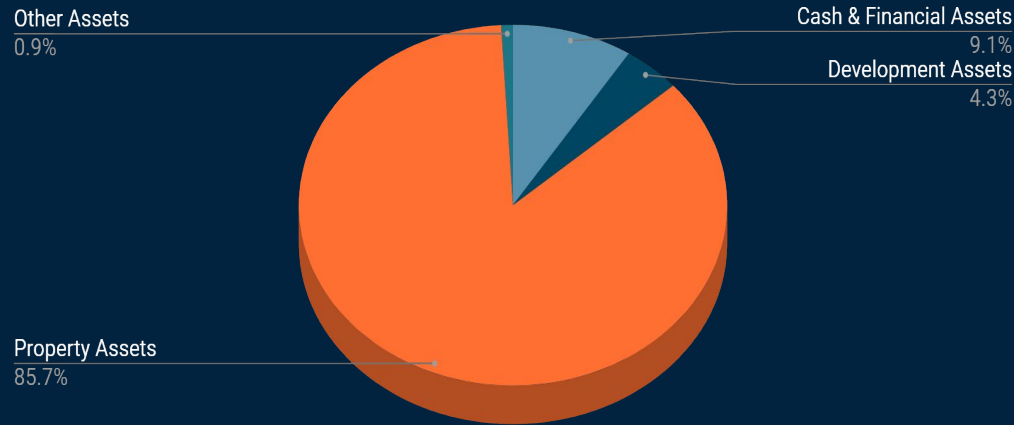
NTA
per share
\$1.62

All figures based on 30 June 2024 Full Year audited financial report.

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Capital & Balance Sheet Position



FY24 Total Assets
\$101.7 million

- » All assets performing well - with total rental income up 12.3% for the Group in FY24
- » In July 2024, Desane sought to de-leverage in the face of rising interest rates, and repaid \$3.6m debt with security released on 13 Sirius Road, Lane Cove. Total borrowings for the Group reduced to \$10.3m as of today.

- Desane completed the acquisition of another commercial property located at 35 Norton Street, Leichhardt for \$3.8m this financial year. This 436 m² property zoned E1 Local Centre is fully leased and generating \$0.2m
- »

FY24 Profit & Loss Summary

12 months ending
30 Jun 2024

Property Income	\$2.2m
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Interest Income	\$0.7m
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Property Revaluations (net gain)	\$3.2m
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All other income	\$0.1m
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TOTAL REVENUE	\$6.2m
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Expenses	(\$3.0m)
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Interest & borrowing costs	(\$0.9m)
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Deferred & income tax	(\$0.7m)
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EBIT	\$3.2m
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NPAT	\$1.6m
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EPS	4.02c
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- » Uplift of 3% in Group total assets to \$101.6m
- » Significant revaluation uplift of 35% for Penrith property now valued at \$13.5m
- » Investment property holdings bolstered with acquisition of 35 Norton Street, LEICHHARDT
- » Strong balance sheet position provides capacity for continued growth

FY24 Balance Sheet Summary

As at
30 Jun 2024

Assets

Cash and financial assets	\$9.3m
Properties	\$91.4m
Other assets	\$1.0m
TOTAL ASSETS	\$101.7m

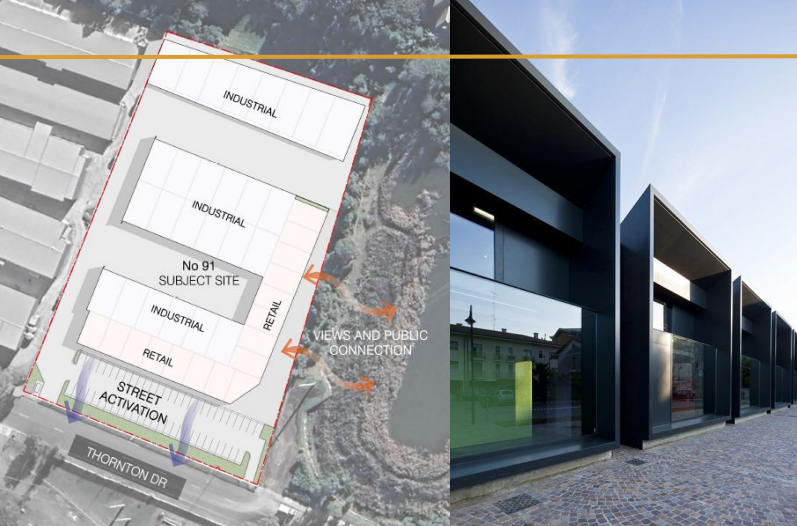
Liabilities

Interest bearing loans	\$13.9m
Deferred tax	\$20.0m
Other liabilities	\$1.3m
TOTAL LIABILITIES	\$35.2m
NET ASSETS	\$66.4m
NTA per share	\$1.62

Investments & Properties



**Artist's impression*



Penrith Central Industrial Estate Development



The 2025 and 2026 financial years will present an opportunity for Desane to progress the development of the 11,650 m² Thornton Estate property, located in the heart of Penrith.



The development will create warehouse industrial units and an urban retail centre.



Management has engaged an architect and consultant to scope and re-design this development.



The construction of the Western Sydney Airport continues to drive the strong demand for industrial and commercial land in western Sydney. The successful development of this property will make a substantial contribution to Desane's balance sheet.



**Artist's impression*

Re-stocking Continues



Acquisition of 436 m² freestanding E1 Zoned (Local Centre) property at 35 Norton Street, Leichhardt for \$3.5m.



Acquisition is part of the Group's investment property re-stocking (as part of the CGT rollover deferral) and will bolster future revenue streams and provide development upside in the long term.



Fully tenanted to a diversified tenancy mix generating \$0.2m of rental income.



The property has ample onsite secure basement parking and is located on the doorstep of well-serviced bus routes to Sydney's CBD and is within a walking distance from Petersham train station. Norton Street is known for its vibrant multicultural restaurant and cafe culture as well as boutique shops.



35 Norton Street, LEICHHARDT NSW

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Investment	Value as at 30 Jun 24	Property Size	Borrowings	Strategy
Cash & financial assets	\$9.3m	N/A	N/A	Re-deploy into property assets
91 Thornton Drive PENRITH NSW	\$13.5m	11,650 m ²	unencumbered	Progress the re-designed industrial development project
13 Sirius Road LANE COVE NSW	\$8.7m	2,181 m ²	\$2.95m	Leased Long term hold industrial In July 2024, the \$2.95m bank loan was repaid The property is currently unencumbered
7 Sirius Road LANE COVE NSW	\$10.5m	2,778 m ²	\$2.95m	Leased Long term hold industrial In July 2024, \$0.65m bank loan was repaid The current debt facility for this property is \$2.3m
16 Industrial Avenue WACOL QLD	\$16.0m	21,750 m ²	\$8.0m	Leased Long term hold industrial Develop Stage 2 DA approved industrial facility
159 Allen Street LEICHHARDT NSW	\$23.0m	2,782 m ²	unencumbered	Leased Re- evaluate development
270-278 Norton Street LEICHHARDT NSW	\$9.2m	929 m ²	unencumbered	Leased Long term hold commercial
322 Norton Street LEICHHARDT NSW	\$4.4m	607 m ²	unencumbered	Re- evaluate development
35 Norton Street LEICHHARDT NSW	\$3.8m	436 m ²	unencumbered	Leased Long term hold commercial
Suite 4, 26-32 Pirrama Road PYRMONT NSW	\$2.3m	190 m ²	unencumbered	Desane Group Holdings Ltd Corporate Head Office



**Artist's impression*



Desane will focus on three core objectives:

- » Re-evaluate development projects, with an eye to achieving maximum value outcomes with minimal risks
- » Investment strategies which will bolster ROE and rental income streams
- » Review capital management opportunities to continue improving the Group's asset growth with a view to rewarding shareholders with sustainable dividends

Items of Business & Proxies Received

	For	Open	Against	Abstain
Item 1				
Receive and adopt the 2024 Financial Report		NO VOTING FOR THIS ITEM		
Item 2				
Adopt the 2024 Remuneration Report	12,606,098 85.30%	2,166,653 14.66%	5,490 0.04%	0 N/A
Item 3				
Elect Jack Sciara as an executive director	27,528,507 92.59%	2,197,269 7.39%	5,100 0.02%	0 N/A

Total Number of DGH Shares is 40,909,990



Questions?

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