

19 January 2010

A.B.N. 61 003 184 932

The Manager Companies  
Australian Stock Exchange (Sydney) Limited  
20 Bridge Street  
SYDNEY NSW 2000

**ANNOUNCEMENT**  
**Profit Guidance**

Desane Group Holdings Limited wishes to advise that it expects to report an unaudited net profit after tax (NPAT) for the half year ended 31 December 2009 of approximately \$450,000. This result is a significant improvement on the comparative period and indicates that Desane's property business is performing well and shareholders can look forward to a stable and sustainable performance.

The key drivers of the expected results are:

- ◆ 100% occupancy of all properties owned and or managed by the Group;
- ◆ Solid income growth across the Group's business;
- ◆ A 7.5% reduction of the Group's borrowings;
- ◆ A solid interest savings on the Group's borrowings; and
- ◆ Minimal property revaluation during the reporting period.

Following the finalisation of the accounts, completion of the audit review and consideration by the Board of Directors, Desane expects to announce its full result for the half year ended 31 December 2009 by Tuesday, 23 February 2010.

Yours faithfully,  
**DESANE GROUP HOLDINGS LIMITED**



**JOHN BARTHOLOMEW**  
**Company Secretary**

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***ABOUT DESANE:***

*Desane Group Holdings Limited is a significant Sydney based landlord. The areas we specialise in are property investment, property services and property management. Desane owns \$44.5 million of properties and other assets and manages a further \$18.8 million of industrial and commercial properties in the Sydney region. Our medium term objective is to continue to increase our property holdings.*