

17 August 2012

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, subject to final audit review, it is expected to report a pre-tax profit in the range of **\$1.2 million to \$1.3 million** for the financial year ended 30 June 2012.

Over the last four months, Desane has signed up lease agreements with four major tenants which will contribute over \$8 million in gross rental income over the initial four years of the leases. This has resulted in Desane's industrial property portfolio maintaining its 2011 value and contributing an increase of approximately \$700,000 to the overall valuation of the Group's property assets.

The Directors are of the opinion that Desane's property assets continue to perform well, in line with Director's expectations.

The key drivers for the 2012 financial year have been:

- **100% occupancy** of all properties owned and or managed by the Group;
- Long term property funding completed at favourable interest rates;
- Professional and diligent Group cost management;
- Minimal revaluation of Desane-owned property 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 financial year ended 30 June 2012 by Thursday, 23 August 2012.

Yours faithfully
DESANE GROUP HOLDINGS LIMITED



JOHN BARTHOLOMEW
Company Secretary

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 \$44.2 million of properties and other assets and manages a further \$20.5 million of industrial and commercial properties in the Sydney region.