

28 January 2011

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

ANNOUNCEMENT

Profit Guidance

Desane Expects a 70% Increase in Profit

Desane Group Holdings Limited wishes to advise that, subject to final audit review, it expects to report a profit of \$650,000 before tax (PBT) for the half year ended 31 December 2010. The result will be a **70% improvement** on the comparative period. This result indicates that Desane's property investment business is performing well and that shareholders can look forward to an improving and sustainable performance from the Company.

The key drivers of the expected results are:

- **100% occupancy** of all properties owned and or managed by the Group;
- Long term property funding completed;
- Professional and diligent cost management;
- 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 2010 on Tuesday, 22 February 2011.

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 \$43.7 million of properties and other assets and manages a further \$21.3 million of industrial and commercial properties in the Sydney region. Our medium term objective is to continue to grow the Group's property assets.