



DESANE

GROUP HOLDINGS LIMITED

*Investing for tomorrow,
today*

2021 ANNUAL GENERAL MEETING

AGENDA

Chairman's Address

CEO & Managing Director's Address

Items for Consideration

Questions



CHAIRMAN'S ADDRESS

Professor John Sheehan AM





CEO & MANAGING DIRECTOR'S ADDRESS

Phil Montrone OAM



FY21 RESULTS SNAPSHOT

Solid growth & continued profitability



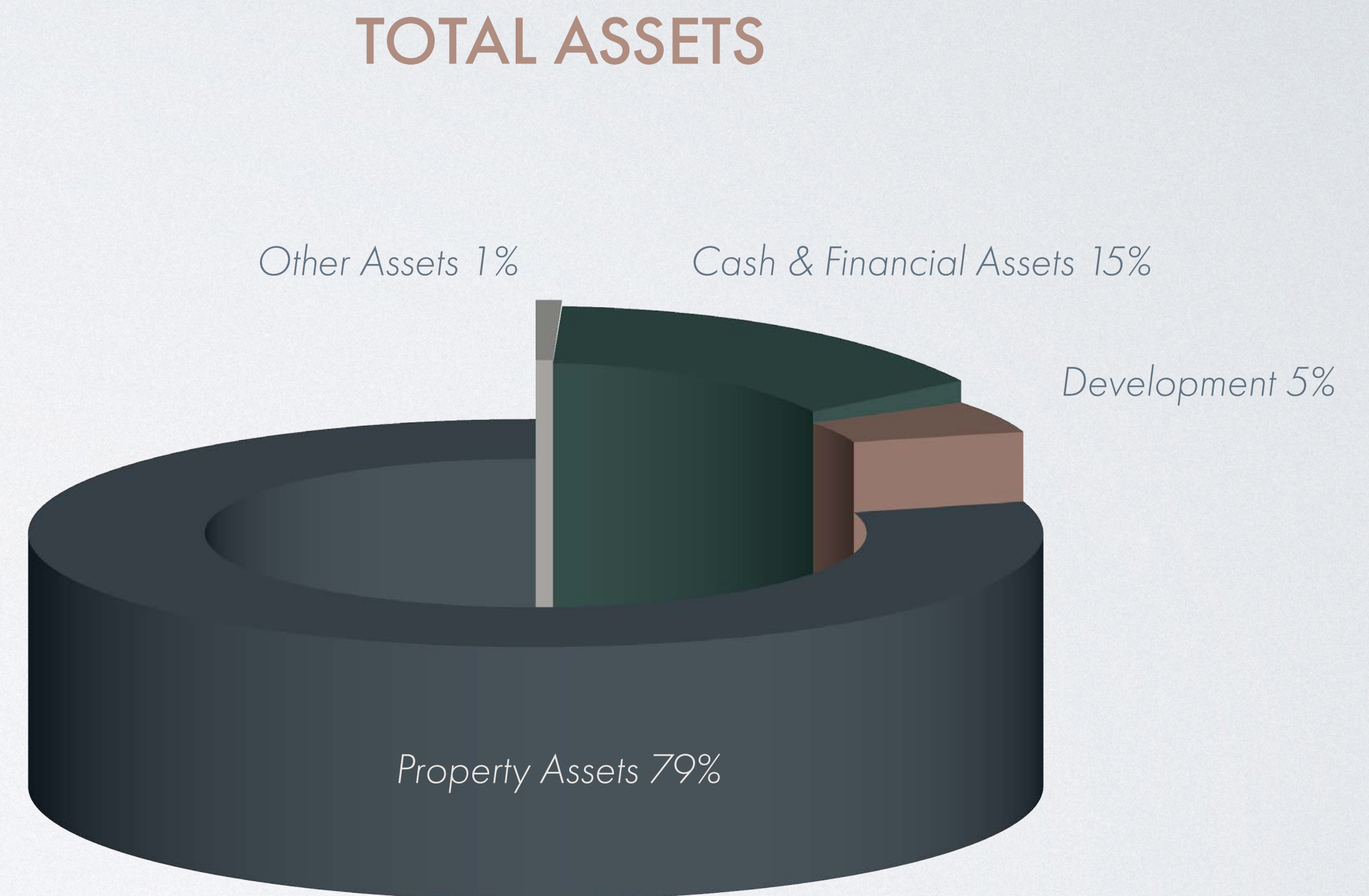
FY21 Highlights

- ▶ Operational revenues up 14%
- ▶ Property revaluation uplift of \$2.6m
- ▶ Total assets up to \$87.7m
- ▶ Cash & financial assets of \$13.2m
- ▶ Acquisition of new mixed use asset in Sydney suburb of Leichhardt
- ▶ New 5 year lease with Brisbane City Council



CAPITAL & BALANCE SHEET POSITION

- Debt funding extended with CBA for 3 years
- Gearing remains low at <35%
- Financial assets performing well - generating 7.0% pa interest
- Capacity to deploy existing cash, debt or capital initiatives
- DGH share price trading at approximately 16% discount to post-tax NTA



PROPERTY PORTFOLIO

Planning approval, rental income and revaluation provide Group upside

- Acquisition of mixed-use property at 270-278 Norton Street, LEICHHARDT will bolster revenue streams and provide long term development upside (STCA)
- Development Approval received to construct nine (9) apartments at 322 Norton Street, LEICHHARDT
- Revaluation of Lane Cove assets underpinned by strong rental income and market sentiment for industrial/commercial property in Sydney
- Post expansion of Brisbane industrial asset will provide additional revenue and valuation upside
- Penrith property asset solidified by strong demand for raw sites in western Sydney

Portfolio Summary	FY21
Portfolio by Geography	
NSW properties	86.2%
QLD properties	13.8%



INNER SYDNEY



Artist impression of 322 Norton

Leichhardt Portfolio

Address	No. of Apartments	Status
159 Allen Street	46	DA Approved
322 Norton Street	9	DA Approved
270- 278 Norton Street	16	STCA



Artist impression of 159 Allen Street, Leichhardt development



270- 278 Norton Street



SYDNEY NORTH SHORE

- Solid leases with existing tenants Signature Orthopaedics, HMA Group & Lizard Centre
- Both buildings contributing approx. \$800k pa of net rental income to Group revenue



7 Sirius Road, LANE COVE NSW



13 Sirius Road, LANE COVE NSW



WESTERN SYDNEY

- ▶ Work is progressing on the planning and rezoning of 91 Thornton Drive, PENRITH
- ▶ DGH continuing to engage with key stakeholders including
- ▶ Penrith Council
- ▶ Land values in Penrith have increased by 14% in the last 12 months



BRISBANE

- ▶ New 5 year lease with Brisbane City Council contributing approx. \$705k pa of net rental income
- ▶ Development consent to add a further 3,250sqm high clearance office/warehouse to the rear
- ▶ Construction expected to commence in FY22 once QLD state border opens
- ▶ Post expansion and letting, the total facility will generate over \$1.1m pa of net rental income



Images: Artist impression of rear warehouse at 16 Industrial Avenue, WACOL QLD



16 Industrial Avenue, WACOL QLD

OUTLOOK

Desane is well positioned to create commercial investment opportunities and shareholder value over the coming years

As always, our focus will be on the following main objectives:

1. Strategic property acquisitions to create and enhance value
2. Evaluate property investment and development pipeline with an eye to achieving optimal outcomes
3. Enhance capital management strategy to ensure growth
4. Continue rewarding shareholders

SUMMARY

Items for Consideration

Item 1. Consideration of Financial Statements & Reports

Item 2. Adoption of Remuneration Report

Item 3. Re-election of Rick Montrone



QUESTIONS



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