

16 July 2009

A.B.N. 61 003 184 932

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

ANNOUNCEMENT

Desane Completes Refinancing Arrangements

Desane Properties Pty Ltd, a controlled entity of Desane Group Holdings Limited, wishes to announce that it has today completed the refinancing of the \$2.905 million facility secured by its property at Sirius Road, Lane Cove.

The \$2.905 million was refinanced on a long term basis with a major Australian bank at a current interest rate of sub 5.5%.

The refinancing of this facility **completes the long term refinancing program for all of Desane Properties' loan facilities.**

Since January 2009, Desane Properties has refinanced, on a long term basis, \$14.6 million with Australian banks. The current average interest rate applicable to all the long term borrowings is sub 5.5%.

The refinancing of the long term facilities should result in a saving of approximately \$600,000 over the next 2 years of the funding arrangements, thus increasing the Group's operating profit by the amount saved.

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 \$46.7 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 increase our property holdings to \$100 million.