

29 July 2009

A.B.N. 61 003 184 932

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

ANNOUNCEMENT
Continuous Disclosure
FY09 Profit Guidance

Pursuant to Listing Rule 3.1, the Directors of Desane Group Holdings Limited provide the following update on the profit outlook for the full year ending 30 June 2009.

The Directors are of the opinion that there will be an after tax loss for the 2009 financial year in the range of \$2.50M to \$3.00M. This compares to an after tax profit of \$0.74M for the 2008 financial year.

This loss is due to the devaluation of the Group's investment properties by \$6.00M.

In the opinion of the Directors, the adopted cap rate, averaging 8.5% for the property investment holdings, reflects the current market value of Desane's properties.

Consideration will be given to the amount of the final dividend for the 2009 year, when the full year's results are finalised in August 2009.

All of the Group's properties are fully leased to long term quality tenants.

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 \$40.7 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.