

22 January 2007

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

ANNOUNCEMENT

Desane Purchases Commercial Property in the Sydney Suburb of Rozelle

We wish to advise that Desane Properties Pty Ltd, a controlled entity of Desane Group Holdings Limited, has purchased a 2,000 square metre commercial property in the Sydney suburb of Rozelle.

The commercial property is located opposite Desane's 8,000 square metre Multimedia Centre, three kilometres from the Sydney CBD and in close proximity to the Anzac Bridge which links the Cross City Tunnel to the eastern suburbs of Sydney.

The property is occupied by Independent Auctioneer, a fine arts auction centre and has Development Approval from Leichhardt Council for 15 commercial and business strata units, 8 residential strata units and 39 basement car spaces. Desane is proposing to review the existing planning approval with a view to incorporating commercial spaces suitable to its existing client base.

The agreed purchase price for the property is \$3.8 million. Settlement of the property is scheduled to occur on 16 October 2007. The purchase of the property was negotiated by Mr Mark Hussey, Associate Director of commercial agent Savills.

Yours faithfully
DESANE GROUP HOLDINGS LTD



JOHN BARTHOLOMEW
Company Secretary

