

## Raptis Group Limited

### Quarterly Activity Report to 30 June 2025

#### **Business Activities for the Quarter to 30 June 2025 (4.7C.1)**

##### **Capital Raising & Cash Flow**

In the three months ending 30 June, 2025 the company completed a private placement raising \$225,000 and a one for one entitlement offer to all share holders raising \$1,753,424. The intention subject to shareholder approval is to acquire the Management and Letting business of the Sterling on Broadbeach from related parties associated with James Raptis.

Management Rights at Gallery and Peal Residences are providing consistent cash flow.

##### **Director Appointment and Resignation**

Mrs. Helen Raptis stepped down as a Director on 1 July 2025 having held office since 2009. Russell Garnett has been appointed as Executive Managing Director and CEO from 1 July 2025.

Mr. James Raptis has indicated his intention to step down from the Board on 30 September 2025. He has been Chair of the Board since November 1985. Discussions are in train to appoint a new Non Executive Chair who is expected to be in place in the next two to three weeks.

##### **Caretaking and Letting**

The Gallery Residences letting and caretaking business has continued operating in the normal course of business with a stable income flow, subject to the matters noted below.

The audited accounts for 30 June 2025 will be subject to the fair value recognition of any increment or decrement depending on the investment property independent

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valuation at that date. An Increment of \$125,000 is indicated by independent valuation and the Directors anticipate this will be disclosed in the financial statements in due course. (2024: \$100,000).

The Management rights business cost is amortized in accordance with IAS 38 Intangible Assets, it is not disclosed at market value.

The industry has demonstrated historic growth in the multipliers used for valuation purposes over the past 30 years. The asset class is generally regarded as having a lower business risk than property development.

The Pearl Main Beach Caretaking and Letting agreements were acquired on 22 April 2025. They have commenced to contribute to the performance of the company in the quarter to 30 June 2025.

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### **Property Development Funding**

Project research and enquiries with prospective funding partners are in progress for property development funding arrangement for fee based opportunities.

Negotiations are at an early stage and will be reported to the market in accordance with Listing Rules.

The quarter is not covered by “use of funds” reporting as specified in section 4.7C.2

This announcement has been approved for release by the Board of Directors

25 July 2025