



# RAPTIS GROUP LIMITED

ABN 43 010 472 858

ASX CODE: (RPG)

## APPENDIX 4E

### Preliminary Final Report

Year ended 30 June 2025

### Results for announcement to the market

\$A		
Revenues from ordinary activities.	Increase of 17 %	\$626,925
Profit from ordinary activities after tax attributable to members	Increase of 94 %	\$227,697
Net profit for the period attributable to members	Increase of 94 %	\$227,697
<b>Dividends (distributions)</b>	Amount per security	Franked amount per security
Final dividend	Nil	Nil
Previous corresponding period	Nil	Nil
Record date for determining entitlements to the dividend		
N/A		

<b>Earnings per security (EPS)</b>	Current period	Previous corresponding period
Basic and diluted EPS	0.142 cents	0.077 cents

<b>Net Tangible Assets per Security</b>	Current period	Previous corresponding Period
Net tangible assets per security	2.2 cents	1.3 cents

Details of basic and diluted EPS reported separately in accordance with paragraph 9 and 19 of AASB 133: *Earnings Per Share* are as follows.

<u>Earnings reconciliation:</u>	<b>2025</b>	<b>2024</b>
	\$	\$
Net profit (loss) for basic earnings	227,697	117,339
<u>Weighted average number of shares used as the denominator:</u>	Number	Number
Ordinary shares for basic EPS	160,715,760	152,842,427

## Dividends

Date the dividend is payable

N/A

<sup>+</sup>Record date to determine entitlements to the dividend (distribution) (ie, on the basis of proper instruments of transfer received by 5.00 pm if <sup>+</sup>securities are not <sup>+</sup>CHESS approved, or security holding balances established by 5.00 pm or such later time permitted by SCH Business Rules if <sup>+</sup>securities are <sup>+</sup>CHESS approved)

N/A

If it is a final dividend, has it been declared?  
(Preliminary final report only)

N/A

## Comments on Results

The result for the period was a profit of \$227,697 (2024, \$117,339).

The company operated the Gallery Management rights business for the full year and Pearl Main Beach letting and caretaking agreements were acquired on 22 April 2025. The result includes an investment property fair value increment of \$125,000 (2024 \$100,000) and a recovery of \$119,627 (2024, \$nil) this was a bank guarantee subject to a dispute and has been recognised as income in the year to June 2025. Costs for the year included capital raising fees of \$81,816 (2024 \$nil).

Control was lost over Raptis BTR Holdings Pty Ltd and Raptis BTR Developments Pty Ltd. Control was gained over Glenorra Pty Ltd.

The company does not have a dividend reinvestment plan. There are no associate or joint venture entities.

## Compliance Statement

1. This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act 2001. No other standards were used.
2. This report, and the accounts upon which the report is based, use the same accounting policies.
3. This report does give a true and fair view of the matters disclosed.
4. The financial statements for the year ended 30 June 2025 are in the process of being audited.
5. Due to limitations of size, the entity does not have a formally constituted audit committee.
6. There are no expected modifications to the audit report.



Signed by James Raptis  
Chairman  
28 August 2025



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**RAPTIS GROUP LIMITED**

**Consolidated Preliminary Financial Statements  
for the year ended 30 June 2025**



**RAPTIS GROUP LIMITED ABN 43 010 472 858**

**Consolidated statement of profit and loss and other comprehensive income  
for the year ended 30 June 2025**

	Notes	2025 \$	2024 \$
Revenue from continuing operations	2	626,925	534,657
Other Income		119,627	900
Fair Value increment		125,000	100,000
Direct management rights costs		(330,103)	(275,129)
Amortisation and depreciation	1 & 9	(70,825)	(64,970)
Legal costs		(12,018)	(81,618)
Borrowing costs		(22,119)	-
Capital raising costs		(81,816)	-
Administrative expenses		(126,974)	(96,501)
<b>Profit before income tax from continuing operations</b>		<b>227,697</b>	<b>117,339</b>
Income tax expense	3	-	-
<b>Net profit</b>		<b>227,697</b>	<b>117,339</b>
Other comprehensive income net of tax		-	-
<b>Total comprehensive income net of tax attributable to members of the company</b>		<b>227,697</b>	<b>117,339</b>
<b>Earnings per share</b>		cents per share	cents per share
Basic and diluted, profit (loss) for the year attributable to ordinary equity holders of the parent (cents per share)	4	0.142	0.077
Dividends per share (cents)		-	-

The consolidated statement of profit and loss should be read in conjunction with the accompanying notes.



**RAPTIS GROUP LIMITED ABN 43 010 472 858**

**Consolidated statement of financial position  
as at 30 June 2025**

	Notes	2025 \$	2024 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	5	1,980,625	256,146
Trade and other receivables	6	44,642	25,982
Other assets	7	-	300,000
<b>Total current assets</b>		<b>2,025,267</b>	<b>582,128</b>
<b>Non current assets</b>			
Investment property at fair value	8	1,375,000	1,250,000
Property plant and equipment	9	144,705	76,696
Intangible assets management rights	10	1,940,269	1,361,491
<b>Total non current assets</b>		<b>3,459,974</b>	<b>2,688,187</b>
<b>Total assets</b>		<b>5,485,241</b>	<b>3,270,315</b>
<b>Liabilities and equities</b>			
<b>Current liabilities</b>			
Trade and other payables	11	62,525	53,720
<b>Total liabilities</b>		<b>62,525</b>	<b>53,720</b>
<b>Net assets</b>		<b>5,422,716</b>	<b>3,216,595</b>
<b>Equity</b>			
Issued capital	12	31,789,942	29,811,518
Accumulated losses		(26,367,226)	(26,594,923)
<b>Total equity</b>		<b>5,422,716</b>	<b>3,216,595</b>

The consolidated statement of financial position should be read in conjunction with the accompanying notes.



RAPTIS GROUP LIMITED ABN 43 010 472 858

**Consolidated statement of changes in equity  
for the year ended 30 June 2025**

	<b>Issued Capital</b>	<b>(Accumulated Losses)</b>	<b>Total equity</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Balance at 1 July 2023</b>	29,811,518	(26,712,262)	3,099,256
Profit attributable to the Group	-	117,339	117,339
<b>Balance at 30th June 2024</b>	<u>29,811,518</u>	<u>(26,594,923)</u>	<u>3,216,595</u>
<b>Balance at 1st July 2024</b>	29,811,518	(26,594,923)	3,216,595
Profit attributable to the Group	-	227,697	227,697
Capital raising placement	225,000	-	225,000
Capital raising entitlement offer	1,753,424	-	1,753,424
<b>Balance at 30th June 2025</b>	<u>31,789,942</u>	<u>(26,367,226)</u>	<u>5,422,716</u>

The consolidated statement of changes in equity should be read in conjunction with the accompanying notes.



**RAPTIS GROUP LIMITED ABN 43 010 472 858**

**Consolidated statement of cash flows  
for the year ended 30 June 2025**

	Notes	2025 \$	2024 \$
<b>Cash flows form operating activities</b>			
Receipts from customers		673,304	590,892
Interest payments		6,440	-
Payments to suppliers and employees		(553,888)	(495,210)
Other income		119,627	-
<b>Net cash (used in) operating activities</b>	5	245,483	95,682
<b>Cash flow from investing activities</b>			
Investing in strata office		(72,000)	-
Investing in intangible assets management rights		(345,612)	(100,000)
<b>Net cash flow (used in) provided by investing activities</b>		(417,612)	(100,000)
<b>Financing activities</b>			
Proceeds from borrowings		250,000	-
Repayment of borrowings		(250,000)	-
Capital raising placement		225,000	-
Capital raising entitlement offer		1,753,424	-
Payment of capital raising costs		(81,816)	-
<b>Net cash flow (used in) provided by financing activities</b>		1,896,608	-
Net (decrease) increase in cash held		1,724,479	(4,318)
Cash at the beginning of the financial year		256,146	260,464
<b>Cash and cash equivalents at the end of the financial year</b>	5	1,980,625	256,146

The consolidated statement of cash flows should be read in conjunction with the accompanying notes.



**RAPTIS GROUP LIMITED ABN 43 010 472 858**

**Notes to the consolidated preliminary financial statements  
for the year ended 30 June, 2025**

**Note 1: Statement of significant accounting policies adopted in the financial year.**

**Revenue**

Company owned property management fees are generated from the management and caretaking of residential property on behalf of owner clients. This revenue stream generates earnings through body corporate fees from property caretaking and management rental fees based on a percentage of rental income. Management fees are invoiced and collected monthly.

**Intangible assets**

Intangible assets acquired are carried at cost less accumulated amortisation and accumulated impairment losses. The assets residual values, useful lives and amortisation methods are reviewed and adjusted if appropriate at each reporting period. Management rights have been amortised over the remaining term of the agreements.

**Note 2: Revenue and expenses**

Profit from continuing operations before income tax has been determined after charging/(crediting) the following items:

**Revenue**

	2025 \$	2024 \$
Management and caretaking fees	572,798	480,057
Rental investment income	54,127	54,600
	<u>626,925</u>	<u>534,657</u>
Other income		
Fair Value increment investment property	125,000	100,000
Other income	119,627	900
	<u>119,627</u>	<u>900</u>
<b>Total Revenue from operating activities</b>	<u><b>871,552</b></u>	<u><b>635,557</b></u>

**Expenses**

Direct management rights costs	330,103	275,129
Amortisation of intangible assets management rights	66,834	61,504
Audit fees	38,885	37,618
Borrowing cost	22,119	-
Investment property holding costs	8,036	10,352
Depreciation of property plant and equipment	3,991	3,466
Legal costs corporate	12,018	81,618
Capital raising costs	81,816	-
Administration and other expenses	80,052	48,531
	<u>643,854</u>	<u>518,218</u>
<b>Total expenses</b>	<u><b>643,854</b></u>	<u><b>518,218</b></u>





**RAPTIS GROUP LIMITED ABN 43 010 472 858**  
**Notes to the consolidated preliminary financial statements**  
**for the year ended 30 June, 2025**

**Note 3: Income Tax**

The prima facie tax on profit is reconciled to the income tax (expense)/benefit as follows:

	2025 \$	2024 \$
Accounting profit before income tax	227,697	117,339
The prima facie tax expense calculated at the statutory income tax rate of 25% (2024: 25%) on the operating profit	56,924	29,335
Add (less) tax effect of:		
Net gain on fair value adjustments for investment properties	(31,250)	(25,000)
Amortisation expense non allowable for tax purposes	16,709	15,376
Legal fees non allowable	-	12,081
depreciation non allowable for tax purposes	998	-
Utilisation of previously unrecognised tax losses	43,381	31,792
Income tax expense reported in the statement of profit and loss	-	-

**Note 4: Earnings Per Share**

**Reconciliation of earnings to profit or loss**

Profit	227,697	117,339
Earnings used to calculate basic and diluted EPS	227,697	117,339

Weighted average number of ordinary shares used in the calculation of earnings per share

No. of Shares	No. of Shares
160,715,760	152,842,427

Basic and diluted earnings per share

Cents	Cents
0.142	0.077
\$	\$
227,697	117,339

Operating profit after income tax used in the calculation of earnings per share

**Note 5: Cash and cash equivalents**

Cash at bank	1,980,625	256,146
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**Cash flow reconciliation**

Reconciliation of net profit after tax to net cash flows from operations:

Profit before tax	227,697	117,339
Adjustments to reconcile profit before tax to net cash flows:		
Changes in operating assets and liabilities:		
Net gain on fair value increment on investment property	(125,000)	(100,000)
Payment of capital raising costs included in Finance activities	81,816	-
(Increase)/decrease in:		
Trade and other receivables	(18,660)	7,452
Increase (decrease) in		
depreciation of plant and equipment	3,991	3,466
amortisation of intangible assets	66,834	61,504
Increase (decrease) in:		
Trade payables and GST	8,805	5,921
Net cash flows from operating activities	245,483	95,682

**Note 6: Trade and other receivables**

Current		
Trade receivables	18,469	21,739
Prepayment	10,000	-
GST receivable	16,173	4,243
	44,642	25,982

**RAPTIS GROUP LIMITED ABN 43 010 472 858****Notes to the consolidated preliminary financial statements  
for the year ended 30 June, 2025****Note 7: Other assets**

Current

Prepayment on contract

2025	2024
\$	\$
-	300,000
-	300,000

**Note 8: Investment property**

Non current

Balance at the beginning of the year

Fair value adjustments

Residential Investment unit at fair value

1,250,000	1,150,000
125,000	100,000
1,375,000	1,250,000

The fair value model is applied to all investment property. Investment properties are independently revalued annually. The investment property is a residential home unit held in the Gallery Residences at Broadbeach. The Group's investment property was valued as at 30 June 2025 by an independent professionally qualified valuer who holds a recognised relevant professional qualification and has recent experience in the location and segment of the investment property valued. The directors review the valuation performed by the independent valuer for financial reporting purposes. This property is subject to a mortgage facility available of \$780,000 (2024 \$nil) of which Nil was drawn down at 30 June 2025. The interest rate payable on funds when drawn down is 11.5% per annum.

**Note 9: Property plant and equipment**

Non current

Real property at cost - management letting office

Less accumulated depreciation over the life of the agreement.

156,543	84,543
(11,838)	(7,847)
144,705	76,696

**Note 10: Intangible assets management rights**

Non current

Management rights at cost

Less amortisation of management rights

2,146,412	1,500,800
(206,143)	(139,309)
1,940,269	1,361,491

**Note 11: Trade and other payables**

Current

Trade payables

GST payable

36,753	40,117
25,771	13,603
62,524	53,720

**Note 12: Issued Equity**

Issued and paid up capital

350,684,854 (2024:152,842,427) fully paid ordinary shares

Balance of shareholder funds at the beginning of the year

Placement of 22,500,000 fully paid ordinary shares 19 May 2025 at one cent per share

Entitlement offer 175,342,427 fully paid ordinary shares on 19 June 2025 at one cent per share

Carrying value at end of the year

29,811,518	29,811,518
225,000	-
1,753,424	-
31,789,942	29,811,518

	Number	Number
Balance of shares at the beginning of the reporting period	152,842,427	152,842,427
Shares issued during the reporting period		
Placement of shares 19 May 2025	22,500,000	-
Entitlement offer 19 June 2025	175,342,427	-
Balance of shares at the end of the reporting period	350,684,854	152,842,427

**Terms and Conditions**

Holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at the shareholders' meetings. In the event of winding up of the Company, ordinary shareholders rank after all other shareholders and creditors and are fully entitled to any proceeds of liquidation.



**RAPTIS GROUP LIMITED ABN 43 010 472 858**  
**Notes to the consolidated preliminary financial statements**  
**for the year ended 30 June, 2025**

**Note 13: Related Parties**

Entities associated with Mr James Raptis provided support to the company as indicated below.

The acquisition of the Pearl Main Beach Management rights was approved at a General Meeting of shareholders. It was recommended as fair and reasonable by an Independent Experts Report. Entities associated with Mr James Raptis are to secure the income and capital of the Pearl Caretaking and Letting agreements at 3550 Main Beach Parade, for the benefit of Raptis Group Limited.

Entities associated with Mr James Raptis will continue to provide development and administrative personnel at no cost to the Group up to 30 September 2025. Entities associated with Mr James Raptis will provide office facilities and associated overhead costs to support the administration of the affairs of the Group at no cost up to 30 September 2025.

On 19 June 2025 the company announced that the following new shares were issued to associates of the Company directors by the underwriters pursuant to the underwriting agreement:

1. Malcolm Cory: 5,000,000 at \$0.01 per share (\$50,000)
2. Helen Raptis 5,000,000 at \$0.01 per share (\$50,000)
3. James Raptis 2,000,000 at \$0.01 per share (\$20,000)

The Company acknowledges that the Related Party Shares should not have been issued to the Related Party and that the issue is null and void. The Related Party Shares have been placed back with the Underwriters via an off-market transfer.

The Company has consulted with the ASX regarding the appropriate remedial action to take in relation to the breach of ASX Listing Rule 10.11. ASX has advised it will accept the following course of action to remediate the breach.

The shares are to be transferred back to the Underwriters on the same terms as they were placed under the Underwriting agreement. The funds and shares will be held by the Underwriters pending a decision being made by the shareholders. Shareholders will be asked to vote on an ordinary resolution to approve the transfer of the shares from the Underwriters back to the Related Parties. The Company's breach of the ASX Listing Rule 10.11 was unintentional and due to a misinterpretation of the relationship between ASX Listing Rule 7.2 Exception 2 and ASX Listing Rule 10.11. The Company is committed to ensuring that such a breach does not occur again.

**Note 14: Contingent liability**

A personal injury claim has been made against a controlled entity. At this time it is the view of the directors that no amount should be accrued for a possible settlement due to the circumstances surrounding the claim.

**Note 15: Events Subsequent to Balance Date**

A new controlled entity FSU Capital Pty Ltd has entered into a fee income agreement to arrange equity and loan funding facilities. Refer to ASX Announcements on 31 July 2025, 4 August 2025 and 21 August 2025. The loan facilities entitling FSU Capital Pty Ltd to these fees settled on 21 August, 2025. The first payment of \$600,000 Inc. GST is expected in September 2025. The balance of \$16 million is anticipated to commence instalment payments in June 2026.

Helen Raptis resigned as a Director on 1 July 2025, the casual vacancy was filled by Russell Garnett. Mr Ross Patane was appointed as a Director on 29 July 2025. On 19 August 2025 Mr Russell Garnett resigned as a Director. Mr James Raptis has advised his intention to step down from the Board on 30 September 2025.

No other events have occurred subsequent to balance date that might materially affect the financial position or results from operations in future periods.