RAPTIS GROUP LIMITED

ABN 43 010 472 858

ANNUAL REPORT 2022

CONTENTS

Directors Report

The directors present their report together with the financial statements, of Raptis Group Limited (referred to as the Company or parent entity) and the entities it controlled at the end of the financial year ended 30 June 2022.

Directors

The names and details of the Company's directors in office during the financial year and until the date of this report are set out below. Directors were in office for this entire period unless otherwise stated.

Mr James Raptis OBE
Mrs Helen Raptis
Mr Malcolm Cory

Company Secretary

The following persons held the position of Company Secretary at the end of the financial year:

Mr James Raptis - Chairman and Chief Executive Officer. Mr Raptis is a registered builder in Queensland and has over 40 years' experience in the construction and property development industries. He was appointed Company Secretary on 8 October 1990.

Mr. Malcolm Cory - Bachelor of Business, Chartered Accountant. Mr. Cory commenced work for Raptis Group Limited in December 1989. He performs roles in accounting and finance as the Chief Financial Officer. He was appointed Company Secretary on 16 December 1993.

Principal Activities

The principal activities during the year of entities within the consolidated group were property development management and investment.

Operating Results

The result for the period was a profit after tax of $96,096 (30 June 2021 $531,492)

Review of Operations

The company earned letting and caretaking fees during the period from 24 March 2022 from the Gallery Residences management rights.

Development feasibility costs were incurred in respect of three property developments in Broadbeach. A general meeting of members approved entering into a development management agreement in respect of these projects providing a fee on assignment of the consultants reports and other research material. A fee based on performance was part of the approved development management agreement. The notice of meeting for the meetings of 24 March 2022 and 29 June 2022 include an independent experts report and other material that provides details of these arrangements.

A former subsidiary Mirage Services Pty Ltd was reinstated resulting in recovery of a debt prior to recovery costs of $355,978.

The Directors are conducting feasibility studies and researching the market to secure the next investment and or development project of the company.

Dividends Paid or Recommended

No Dividends were paid or declared during the year.

After Balance Date Events

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

Future Developments, Prospects and Business Strategies

The company is focused on resumption of property development and investment in south east Queensland. Development management agreements include fees based on performance as outlined in the notices of meeting for the 24 March 2022 and 29 June 2022 general meetings.

Income from management rights from the Gallery Residence is ongoing and in mid-2023 the Pearl at Main Beach management rights are expected to commence providing income to the Group.

Research and feasibility studies are being undertaken in regard to a number of opportunities including with equity participants. We will keep the market informed as these opportunities progress.

Environmental Issues

The directors are not aware of any significant breaches during the year.

Information relating to Directors at the end of financial year.

No remuneration has been paid in the 2022 or 2021 comparative financial year.

Information on Directors

Mr. James Raptis, OBE Chairman and Chief Executive Officer, Age 76
James is a registered builder in Queensland and has over 40 years' experience in the construction and property development industries. He has been responsible for the completion of many distinctive buildings on the Gold Coast. His experience ranges from the design and development of residential buildings to the construction and property management of commercial and retail properties. James Raptis was appointed the Greek Consul for Queensland in 2005. Interest in shares – 97,509,937 fully paid ordinary shares. He has no interest in options or contractual rights to acquire shares.

Mrs Helen Raptis Executive Director, Age 67
Helen has worked with Raptis Group since 2002 she is a qualified teacher and her experience includes property investment, marketing, and event management. She was appointed to the Board on 19 June 2009. Interest in shares – 97,461,432 fully paid ordinary shares. Helen has no interest in options or contractual rights to acquire shares

Mr Malcolm Cory Executive Director Age 62
Malcolm Cory is a Chartered Accountant. He commenced working with the company in 1989 as Chief Financial Officer, and was appointed as Company Secretary in 1993. He was appointed to the Board on 17 March 2015. Interest in Shares – 4,000,000 fully paid ordinary shares. Malcolm has no interest in options or in contractual rights to acquire shares.

Remuneration Report (Audited)

This report details the nature and amount of remuneration provided for each key management person of Raptis Group Limited including directors and for the executives receiving the highest remuneration. No remuneration has been paid in these periods. Directors have undertaken to work to 30 September 2023 with no remuneration. Entities associated with Mr. James Raptis have undertaken to provide development and administration personnel at no cost to the Group up to 30 September 2023.

Remuneration Policy

The remuneration policy of Raptis Group Limited has been designed to align directors, and secretaries, of the economic entity's objectives with shareholder and business objectives by providing a fixed base remuneration component and employer contributions to superannuation funds.

The board of Raptis Group Limited believes the remuneration policy to be appropriate, effective and competitively set in its ability to attract and retain appropriately qualified and experienced directors and senior executives to run and manage the economic entity, as well as create goal congruence between directors, executives and shareholders.

The remuneration structures explained below are designed to attract suitably qualified candidates, reward the achievement of strategic objectives, and achieve the broader outcome of creation of value for shareholders. The board's policy for determining the nature and amount of remuneration for board members and senior executives of the economic entity is as follows:

- The remuneration policy, setting the terms and conditions for the executive directors and other senior executives, was developed by the Board, with independent advice on the appropriateness of remuneration packages given trends in comparative companies and the objectives of the Company's remuneration strategy.

- When appointed executives will receive a fixed base salary (which is based on factors such as length of service and experience), and superannuation.

- The Board reviews the remuneration of the directors and senior executives of the economic entity, taking into account their capability and experience, their ability to control the relevant segment performance and the economic entity's performance including the economic entity's earnings and the growth in share price and returns on shareholder wealth.

Remuneration levels are reviewed annually by the directors through a process that considers individual, segment and overall performance of the economic entity. In addition, external consultants provide analysis and advice to ensure directors' and senior executives' remuneration is competitive in the market place.

The executive directors and executives receive a superannuation guarantee contribution required by legislation, and do not receive any other retirement benefits. Some individuals, however, may choose to sacrifice part of their salary to increase payments towards superannuation.

Compensation Practices

The board’s policy for determining the nature and amount of compensation of key management for the group is as follows:

The compensation structure for key management personnel is based on a number of factors, including length of service, particular experience of the individual concerned, and overall performance of the company. The contracts for service between the company and key management personnel are on a continuing basis, the terms of which are not expected to change in the immediate future. Upon retirement key management personnel are paid employee benefit entitlements accrued to date of retirement. Key management personnel are paid in accordance with State Legislation in the event of redundancy.

Employment contracts of directors and senior executives

The current Directors have agreed to work for the period to 30 September 2023 for no remuneration. Directors have an interest in shares of the company and their interests align in seeing value return to all shareholders.

Key Management Personnel Remuneration

No remuneration has been paid to key management personnel or Directors during the year.

(a) The name and position of key management personnel in office at any time during the financial year are: James Raptis who holds the position of Managing Director, Helen Raptis who holds the position of Executive Director, and Malcolm Cory who holds the position of Executive Director.

(b) Key Management Personnel Compensation

2022	Short Term Benefits Salary & Fees $'s	Post-Employment Benefits Super-annuation $'s	Total $'s
James Raptis OBE	-	-	-
Helen Raptis	-	-	-
Malcolm Cory	-	-	-
	-	-	-
2021			
James Raptis OBE	-	-	-
Helen Raptis	-	-	-
Malcolm Cory	-	-	-
	-	-	-

(c) Shareholdings

Number of shares held by Key Management Personnel	Balance 30 June 2022	Balance 1 July 2021
Key Management Personnel		
James Raptis OBE	97,509,937	97,509,937
Helen Raptis	97,461,432	97,461,432
(Identical indirect interest)		
Malcolm Cory	4,000,000	4,000,000

Meetings of Directors
During the financial year, 7 meetings of directors were held. Attendances by each director during the year were as follows:-

Director	Directors' Meetings Number Eligible to Attend	Directors' Meetings Number Attended
Mr James Raptis OBE	7	7
Mrs Helen Raptis	7	4
Mr Malcolm Cory	7	7

This concludes the remuneration report, which has been audited.

Audit Committee
Due to limitations imposed by size, the company has not constituted a separate audit committee of the Board of Directors.

Indemnity and insurance of officers
The company has indemnified the directors and executives of the company for costs incurred, in their respective capacity as a director or executive officer, for which they may be held personally liable, except where there is a lack of good faith. During the financial year, the company has not paid a premium in respect of a contract to insure the directors or executives.

Indemnity and insurance of auditor
The company has not, during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the company or any related entity against a liability incurred by the auditor. During the financial year, the company has not paid a premium in respect of a contract to insure the auditor of the company or any related entity.

Proceedings on Behalf of Company
No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The company was not a party to any such proceedings during the year.

Non-audit Services

Details of the amounts paid or payable to the auditor for non-audit services provided during the financial year by the auditor are outlined in note 13 to the financial statements.

Nexia Sydney Audit Pty Ltd and their predecessor firms have audited the Group since listing. The directors thank them for the conduct of their role. A Queensland firm Hall Chadwick QLD have been appointed by the board subject to the members vote at the Annual General Meeting in November 2022.

The directors are satisfied that the provision of non-audit services during the financial year, by the auditor (or by another person or firm on the auditor's behalf), is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001.

The directors are of the opinion that the services as disclosed in note 13 to the financial statements do not compromise the external auditor's independence requirements of the Corporations Act 2001 for the following reasons:

- all non-audit services have been reviewed and approved to ensure that they do not impact the integrity and objectivity of the auditor; and
- none of the services undermine the general principles relating to auditor independence as set out in APES 110 Code of Ethics for Professional Accountants issued by the Accounting Professional and Ethical Standards Board, including reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the company, acting as advocate for the company or jointly sharing economic risks and rewards.

Officers of the company who are former partners of Hall Chadwick QLD
There are no officers of the company who are former partners of Hall Chadwick QLD.

Auditor's independence declaration
A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 8 immediately after the corporate governance statement.

Auditor
Hall Chadwick QLD have been appointed as Auditor for the 30 June 2022 year.

This report is made in accordance with a resolution of directors, pursuant to section 298(2) (a) of the Corporations Act 2001.

On behalf of the directors

James Raptis OBE
Director

29 September 2022
Brisbane

Corporate Governance Statement

Good Corporate Governance is a key performance criteria for successful operations. Raptis Group Limited's corporate governance practices were in place throughout the year ended 30 June 2022. These policies were assessed alongside the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations 3rd Edition (Recommendations). These set out recommended governance practices which are likely to achieve good corporate governance for ASX listed entities in most circumstances. These recommendations are not mandatory. Where recommendations of the ASX Corporate Governance Council have not been fully complied with due to the size of the company this Statement will explain why.

This Statement is current as at 29 September 2022 and has been approved by the Board.

The ASX Guidance Note 09 Item 2 allows that the Company may either include the Corporate Governance Statement in this report or adopt a recent innovation in reporting requirements and include all of the appropriate documentation via the URL of the page on its website where such a statement is located.

The board of directors believes that adopting the option of a modern and environmentally friendly approach to corporate reporting keeps the Company at the forefront of innovation and evolving corporate practices.

To that end, the Board is pleased to advise that copies of the Company's Corporate Governance Statement and other key governance documents are available in the Corporate Governance section of its website at www.raptisgroup.com.au

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Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the directors of Raptis Group Limited

As lead auditor for the audit of the financial report of Raptis Group Limited for the financial year ended 30 June 2022, I declare to the best of my knowledge and belief, there have been no contraventions of:

(i) the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and

(ii) any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Raptis Group Limited and the entities it controlled during the financial period.

Mark Taylor
Director
Hall Chadwick Qld
Chartered Accountants

Dated at Brisbane this 29th day of September 2022

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities
Consolidated statement of profit and loss and other comprehensive income
for the year ended 30 June 2022

	Notes	2022 $	2021 $
Revenue from continuing operations	3	645,544	416,014
Other Income	3	355,978	461,275
Direct management rights costs		(44,997)	(202,118)
Feasibility costs		(699,750)	-
Amortisation and depreciation	8 & 9	(13,218)	-
Finance costs		-	(45,876)
Administrative expenses		(147,461)	(97,803)
Profit before income tax from continuing operations		**96,096**	**531,492**
Income tax expense	15	-	-
Net profit	4	**96,096**	**531,492**
Other comprehensive income net of tax		**-**	**-**
Total comprehensive income net of tax attributable to members of the company		**96,096**	**531,492**
Earnings per share		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)	16	0.06	0.35
Dividends per share (cents)	14	-	-

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

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities

Consolidated statement of financial position
as at 30 June 2022

	Notes	2022 $	2021 $
Assets			
Current assets			
Cash and cash equivalents	5	238,312	2,665,694
Trade and other receivables	6	595,358	801
Total current assets		833,670	2,666,495
Non-current assets			
Investment property at fair value	7	875,150	-
Property plant and equipment	8	83,615	-
Intangible assets management rights	9	1,107,710	-
Total non-current assets		2,066,475	-
Total assets		**2,900,145**	**2,666,495**
Liabilities and equities			
Current liabilities			
Trade and other payables	10	155,054	17,500
Total liabilities		**155,054**	**17,500**
Equity			
Issued capital	11	29,811,518	29,811,518
(Accumulated losses)		(27,066,427)	(27,162,523)
Total equity		**2,745,091**	**2,648,995**
Total liabilities and equity		**2,900,145**	**2,666,495**

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

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities

Consolidated statement of changes in equity for the year ended 30 June 2022

	Issued Capital	(Accumulated Losses)	Total equity
	$	$	$
Balance at 1 July 2020	29,811,518	(27,694,015)	2,117,503
Profit attributable to the entity	-	531,492	531,492
Balance at 30th June 2021	29,811,518	(27,162,523)	2,648,995
Balance at 1st July 2021	29,811,518	(27,162,523)	2,648,995
Profit attributable to the entity	-	96,096	96,096
Balance at 30th June 2022	29,811,518	(27,066,427)	2,745,091

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

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities
Consolidated statement of cash flows
for the year ended 30 June 2022

	Notes	2022 $	2021 $
Cash flows form operating activities			
Receipts from customers		551,174	655,523
Payments to suppliers and employees		(898,863)	(643,161)
Finance costs		-	(45,876)
Net cash (used in) operating activities	5	(347,689)	(33,514)
Cash flow from investing activities			
Investing in intangible assets management rights		(1,120,000)	-
Investment in residential property		(875,150)	-
Purchase of property plant & equipment		(84,543)	-
Sale of intangible assets		-	6,471,275
Net cash flow (used in) provided by investing activities		(2,079,693)	6,471,275
Financing activities			
Reduction in loan to a director related entity		-	(4,234,618)
Net cash flows from/(used) in financing activities		-	(4,234,618)
Net (decrease) increase in cash held		(2,427,382)	2,203,143
Cash at the beginning of the financial year		2,665,694	462,551
Cash and cash equivalents at the end of the financial year	5	238,312	2,665,694

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

Note 1: Corporate information

The consolidated financial statements of Raptis Group Limited and its subsidiaries (collectively the Group) for the year ended 30 June 2022 were authorised for issue in accordance with a resolution of the directors on 29 September 2022. Raptis Group Limited is a for profit company limited by shares incorporated in Australia whose shares are publicly traded on the Australian Stock Exchange. The ultimate parent of Raptis Group Limited is Hanslow Holdings Pty Ltd which holds 63.77% of the ordinary shares.

The group is principally engaged in property development management and investment in South East Queensland. The Group's principal place of business is level 7, 10 Creek Street, Brisbane Queensland. Further information on the nature of the operations and principal activities of the Group is provided in the directors' report. The Group's structure is provided in Note 18. Information on other related party relationships of the group is provided in Note 17.

Note 2: Summary of significant accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basic earnings per share
Basic earnings per share is calculated by dividing the profit attributable to the owners of Raptis Group Limited, excluding any costs of servicing equity other than ordinary shares, by the weighted average number of ordinary shares outstanding during the financial year, adjusted for bonus elements in ordinary shares issued during the financial year.

Borrowings
Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Finance costs
Finance Costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Issued capital
Ordinary shares are classified as equity.

New or amended Accounting Standards and Interpretations adopted
The consolidated entity has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards and Interpretations that are not yet mandatory have not been early adopted.

(a) Basis of preparation
These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and interpretations as issued by the Accounting Standards Board ('AASB') and the Corporations Act 2001, as appropriate for for-profit oriented entities. These financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board('IASB').

Critical accounting estimates
The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the consolidated entity's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions are significant to the financial statements, are disclosed in note 2 (o).

Historical cost convention
The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties certain classes of property, plant and equipment and derivative financial instruments.

(b) Parent entity information
In accordance with the Corporations Act 2001, these financial statements present the results of the consolidated entity only. Supplementary information about the parent entity is disclosed in note 18.

(c) Principals of consolidation
The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of Raptis Group Limited ('company'/or 'parent entity') as at 30 June 2022 and the results of all subsidiaries for the year then ended. Raptis Group Limited and its subsidiaries together are referred to in these financial statements as the 'consolidated entity'.

Subsidiaries are all those entities over which the consolidated entity has control. The consolidated entity controls an entity when the consolidated entity is exposed to, or has the rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the consolidated entity. They are deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities in the consolidated entity are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the consolidated entity.

The acquisition of subsidiaries is accounted for using the acquisition method of accounting. A change in ownership interest without the loss of control is accounted for as an equity transaction, where the difference between the consideration transferred and the book value of the share of the non-controlling interest acquired is recognised directly in the equity attributable to the parent.

Non-controlling interest in the results and equity of subsidiaries are shown separately in the statement of profit and loss and other comprehensive income, statement of financial position and statement of change in equity of the consolidated entity. Losses incurred by the consolidated are attributed to the non-controlling interest in full, even if that results in a deficit balance.

Where the consolidated entity loses control over a subsidiary, it derecognises the assets including goodwill liabilities and non-controlled interest in the subsidiary together with any cumulative translation differences recognised in equity. The consolidated entity recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

The accounting policies adopted are consistent with those of the previous financial year.

(d) Current versus non-current classification

Assets and liabilities in the statement of financial position based on current/non-current classification.
An asset is current when it is;

- Expected to be realised or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purposes of trading
- Expected to be realised within twelve months of the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

(d) Current versus non-current classification (continued)

A liability is current when:

- It is expected to be settled in the consolidated entity's normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

(e) Revenue recognition
The consolidated entity recognises revenue as follows:

Revenue from contracts with customers
Revenue is recognised at an amount that reflects the consideration to which the consolidated entity is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the consolidated entity: identifies the contract with the customer; identifies the performance obligations in the contract; determines the transaction price which takes into account estimates of the variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised. Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events Such estimates are determined using either the 'expected value' or 'most likely amount' method. the measurement of variable consideration is subject to a constraining principal whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable consideration is subsequently resolved. Amounts received that are subject to the constraining principal are recognised as a refund liability.

Rendering of services
Revenue from a contract to provide property management services is recognised in the period in which the services are rendered based on agreed fees and charges. Revenue from a contract to provide services are recognised over time as the consulting services are rendered based on either a fixed price or an hourly rate.

Interest
Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts the estimated future cash receipts through the expected life of financial asset to the net carrying amount of the financial asset.

All revenue is stated net of the amount of goods and services tax (GST).

(f) Taxes
Income tax
Current Income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date in the countries where the Group operates and generates taxable income.

Current income tax relating to items recognised directly in equity is recognised in equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax return with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(f) Taxes

Income tax (continued)

Deferred tax assets and liabilities are recognised for temporary differences at the tax rates expected when the assets are recovered or liabilities are settled, based on those tax rates that are enacted or substantively enacted except for:

(i) When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit no taxable profit or loss

(ii) In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised except:

- When the deferred income tax asset or liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and that, at the time of the transaction, affects neither the accounting nor taxable profits; or

- When the taxable temporary difference is associated with interests in subsidiaries, associates or joint ventures, and the timing of the reversal can be controlled and is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

The carrying amount of unrecognised deferred tax assets are reviewed at each reporting date. Deferred tax assets recognised are reduced to the extent that it is no longer probable that future taxable profits will be available for the carrying amount to be recovered. Previously unrecognised deferred tax assets are recognised to the extent that it is probable that there war future taxable profits available to recover the asset.

Deferred tax assets and liabilities are offset only where there is a legally enforceable right to offset current tax assets against current tax liabilities and deferred tax assets against deferred tax liabilities; and they relate to the same taxable authority on either the same taxable entity or different taxable entities which intent to settle simultaneously.

Income tax accounting judgements

The consolidated entity is subject to income taxes in the jurisdictions in which it operates. Significant judgement is required in determining the provision for income tax. There are many transactions and calculations undertaken during the ordinary course of business for which the ultimate tax determination is uncertain. The consolidated entity recognises liabilities for anticipated tax audit issues based on the consolidated entity's current understanding of the tax law. Where the final tax outcome of these matters is different from the carrying amounts, such differences will impact the current and deferred tax provisions in the period in which such determination is made.

(f) Taxes (continued)
Tax consolidation legislation
Raptis Group Limited (the 'head entity') and its wholly-owned Australian subsidiaries have formed an income tax consolidated group under the tax consolidation regime. The head entity and each subsidiary in the tax consolidated group continue to account for their own current and deferred tax amounts. The tax consolidated group has applied the 'separate taxpayer within the group' approach in determining the appropriate amount of taxes to allocate to members of the tax consolidated group.

In addition to its own current and deferred tax amounts, the head entity also recognises the current tax liabilities (or assets) of the deferred tax assets arising from the unused tax losses and unused tax credits assumed from each subsidiary in the tax consolidated group.

Assets or liabilities arising under tax funding agreements with the tax consolidated entities are recognised as amounts receivable from or payable to other entities in the tax consolidated group. The tax funding arrangement ensures that the intercompany charge equals the current tax liability or benefit of each tax consolidated group member, resulting in neither a contribution by the head entity to the subsidiaries nor a distribution by the subsidiaries to the head entity.

(g) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except when the GST incurred on a sale or purchase of assets or services is not payable to or receivable from the taxation authority. In this case the GST is recognised as part of the revenue or the expense item or as part of the cost of acquisition of the asset, as applicable. Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

Cash flows are included in the statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classified as part of operating cash flows.

(h) Cash and cash equivalents
Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value. For the statement of cash flows presentation purposes, cash and cash equivalents also included bank overdrafts, which are shown within borrowings in current liabilities on the statement of financial position.

(i) Non-current assets or disposal groups classified as held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use. They are measured at the lower of their carrying amount and fair value less costs of disposal. For non-current assets to be classified as held for sale, they must be available for immediate sale in their present condition and their sale must be highly probable.

An impairment loss is recognised for any initial or subsequent write down of the non-current assets to fair value less costs of disposal. A gain is recognised for any subsequent increases in fair value less costs of disposal of a non-current assets, but not of any cumulative impairment loss previously recognised. Non-current assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of assets held for sale continue to be recognised.

Non-current assets classified as held for sale are presented separately on the face of the statement of financial position, in current assets.

(j) Trade and other receivables
Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest rate method, less an allowance for any expected credit loss. Trade receivables are generally due for settlement within 30 days.

The consolidated entity has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue. Other receivables are recognised at amortised cost, less any allowance for expected credit loss.

(k) Trade and other payables
These amounts represent liabilities for goods and services provided to the consolidated entity prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 45 days of recognition.

(l) Financial risk management
The Group's activities are exposed to a variety of financial risks:

Market risk
The market risk of interest rate movements exposes the company through borrowing at variable interest rates. Cash flow forecasting and sensitivity analysis tools measure and this exposure. The exposure is managed through short term projects with proceeds expected within a twelve month period.

Credit risk
Credit risk includes exposure through cash and cash equivalents, deposits with banks and financial institutions and credit exposure of outstanding receivables. Management of deposits and ageing, analysis, and credit report of receivables allow measurement of credit risk. Ongoing management and review of contractual arrangements. The maximum exposure to credit risk at the end of the reporting period is the carrying amount of each class of financial asset listed below. At this time the company has no significant concentration of credit risk for trade and other receivables. The company did not recognise any trade receivable impairment losses in the current year (30 June 2021; nil).

Liquidity risk
Liquidity risk in borrowings and trade and other payables is a financial exposure of the Group. Cash flow forecast gearing analysis and terms of contractual arrangements are measured. Finance market research into availability and flexibility are used to manage and mitigate liquidity risk.

It is the responsibility of the Board and management to ensure that adequate risk identification, assessment and mitigation practices are in place for the effective oversight and management of these risks. The Group works with its legal and finance industry advisors to manage liquidity risk. There is the risk that suitable funding for the Group activities may not be available. The Group addresses this risk through review of rolling cash flows to assess and monitor the current and forecast availability of funding and compliance with finance covenants. A major shareholder has undertaken to arrange support for the next project of the Group.

		2022	**2021**
The Group holds the following financial instruments:	Valuation basis	**$**	**$**
Cash and short term deposits	Amortised cost	238,312	2,665,694
Trade and other receivables	Amortised cost	595,358	801
Trade and other payables	Amortised cost	155,054	17,500

Maturities of financial liabilities
The Group expects to meet its financial liabilities through the cash currently at call in Australian Banks.

Carrying amounts versus fair values
At 30 June 2022 the carrying amounts of the Group's financial assets and liabilities approximate their fair values.

(m) Cash dividend and non-cash distribution to equity holders of the parent
The Group recognises a liability to make cash or non-cash distributions to equity holders of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Group.

As per the corporate laws of Australia, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity. Non-cash distributions are measured at the fair value of the assets to be distributed with the fair value re-measurement recognised directly in equity. Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

(n) Comparative figures
When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(o) Critical accounting estimates and judgments
The preparation of the financial report requires the making of estimations and assumptions that affect the recognised amounts of assets, liabilities revenues and expenses and the disclosure of contingent liabilities. The directors evaluate estimates and judgments incorporated in to the financial report based on historical experience and knowledge and best available current information reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both internally and externally within the group. Actual results may differ from these estimates.

(p) Adoption of new and revised accounting standards
The Group has adopted all standards which became effective for the first time at 30 June 2022, the adoption of these standards has not caused any material adjustments to the reported financial position, performance or cash flow of the Group.

(q) New accounting standards for application in future periods

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the consolidated entity for the annual reporting period ended 30 June 2022. The consolidated entity has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

(r) 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 a period of 24 years and 6 months remaining term of the agreements from acquisition on 24 March 2022.

	2022	2021
Note 3: Revenue from operating activities	**$**	**$**
Revenue from contracts with customers		
Management and caretaking fees	110,428	416,014
Rental investment income	7,116	-
Development management fee income	528,000	-
	645,544	416,014
Other income		
Gain on sale of management rights	-	461,275
Debt recovery	355,978	-
Total revenue from operating activities	1,001,522	877,289

Note 4: Profit for the year

	2022	2021
Profit from ordinary activities before income tax has been determined after charging (crediting) the following items:		
Direct management rights costs	44,997	202,118
Amortisation of intangible assets management rights	12,290	-
Audit fees	43,140	31,191
Borrowing cost	-	45,876
Depreciation of property plant and equipment	928	-
Feasibility costs	699,750	-
Administration and other expenses	104,321	66,612
Total expenses	905,426	345,797

Note 5: Cash and cash equivalents

	2022	2021
Cash at bank	238,312	2,665,694

Cash flow reconciliation

	2022	2021
Reconciliation of net profit after tax to net cash flows from operations:		
Profit before tax	96,096	531,492
Adjustments to reconcile profit before tax to net cash flows:		
Changes in operating assets and liabilities:		
Gain on sale of management rights	-	(461,275)
(Increase)/decrease in:		
Trade and other receivables	(13,757)	197,107
Related party receivables	(580,800)	-
Increase (decrease) in		
Depreciation of plant and equipment	928	-
Amortisation of intangible assets	12,290	-
Increase (decrease) in:		
Trade payables	108,874	(300,838)
Related party payables	28,680	-
Net cash flows from operating activities	(347,689)	(33,514)

Note 6: Trade and other receivables

	2022	2021
Current		
Trade receivables	11,372	-
Trade receivables related party	580,800	-
GST receivable	3,186	801
	595,358	801

Trade receivables related party are the development management agreement initial payment for assignment of feasibility research including , consultant, architects, engineer, and local authority reports in respect of three developments. A meeting of members on 29 June 2022 approved entering into these agreements. Details are available in the notice of meeting including the independent experts report.

	2022 $	2021 $
Note 7: Investment property		
Non-current		
Residential Investment unit at fair value	875,150	-

Investment property acquired on 24 March 2022 at cost, approximating fair value at 30 June 2022. It was acquired following a meeting of members voting to approve the acquisition price which was based on independent valuation.

	2022 $	2021 $
Note 8: Property plant and equipment		
Non-current		
Real property at cost - management letting office	84,543	-
Less accumulated depreciation over the life of the agreement.	(928)	-
	83,615	-
Note 9: Intangible assets management rights		
Non-current		
Management rights at cost	1,120,000	-
Less amortisation of management rights	(12,290)	-
	1,107,710	-
Note 10: Trade and other payables		
Current		
Trade payables	83,302	17,500
GST payable	43,072	-
Payables - related party loan	28,680	-
	155,054	17,500
Note 11: Issued equity		
Issued and paid up capital		
152,842,427 (2021:152,842,427) fully paid ordinary shares		
Carrying value at end of the year	29,811,518	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	-	-
Balance of shares at the end of the reporting period	152,842,427	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.

Note 12: Key management personnel compensation

Compensation practices

The board's policy for determining the nature and amount of compensation of key management for the group is as follows: The compensation structure for key management personnel is based on a number of factors, including length of service, particular experience of the individual concerned, and overall performance of the company. The contracts of service between the company and key management personnel are on a continuing basis. Upon retirement key management personnel are paid employee benefit entitlements accrued to date of retirement. Key management personnel are paid in accordance with State legislation in the event of redundancy. Entities associated with Mr James Raptis are providing personnel resources in administration at no cost to the company up to 30 September 2023. No Directors fees will be payable until after 30 September 2023.

Note 13: Auditors remuneration

Remuneration received or receivable by the auditors comprised:	2022 $	2021 $
Paid or payable by the company for the Audit of the year to 30 June 2022	25,000	-
Paid for audit or review services up to 31 December 2021	18,140	31,191
Tax compliance services paid to an assoicate of the previous auditors Nexia Sydney Audit Pty Ltd	2,806	-
For share registry services paid to an associate of the pervious auditors Nexia Sydney Audit Pty Ltd	8,075	4,598
	54,021	35,789

The fees for non-audit services were paid to associates of the auditors. These principally related to the provision of share registry and tax compliance services.

Note 14: Dividends

(a) Dividends paid

No dividends were declared or paid during or since the end of the financial year.

(b) Franking account

The company does not have a balance available in its dividend franking account. It is not expected that franking credits will arise from the payment of income tax for the financial year due to the effect of carried forward tax losses.

Note 15: Income tax

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

	2022	2021
Accounting profit before income tax	96,096	531,492
The prima facie tax expense calculated at the statutory income tax rate of 25% (2021: 26%) on the operating profit	24,024	138,188
Amortisation expense not allowable for tax purposes	3,073	-
Utilisation of previously unrecognised tax losses	(27,096)	(138,188)
Income tax expense reported in the statement of profit and loss	-	-

(b) Unrecognised tax losses

No amounts have been recognised for the potential benefit of tax losses available to be carried forward.

At the time of signing this Annual Report the company is not able to accurately determine the quantum of its carry forward losses. This results from the restructuring of former debt where certain assets are still being held in previously controlled entities with security documentation still in effect in respect of the secured creditors or their assignors. Whilst the disposal of these assets will have no impact on the current or future accounting results due to the effect of the restructuring, the treatment of the associated debt is anticipated to have tax loss implications, which may materially effect the calculation of carry forward losses from prior years. The interim tax loss calculation indicates a potential future income tax benefit from carry forward losses of $38,688,177 (at the current tax rate of 25%) (2021: $38,715,273). However, the security positions that have not been resolved are material and may substantially reduce this interim calculation.

The benefits of the above unused tax losses will only be realised if the conditions for deductibility set out in Note 2(f) occur. These amounts have no expiry date.

Note 16: Earnings per share

Reconciliation of earnings to profit or loss

	2022 $	2021 $
Profit	96,096	531,492
Earnings used to calculate basic and diluted EPS	96,096	531,492

	No. of Shares	No. of Shares
Weighted average number of ordinary shares used in the calculation of EPS	152,842,427	152,842,427

	Cents	Cents
Basic and diluted EPS	0.06	0.35

	2022 $	2021 $
Operating profit after income tax used in the calculation of EPS	96,096	531,492

Note 17: Related parties

There were two general meetings of shareholders one on 24 March 2022 and the second on 29 June 2022. These meetings were called for purposes of ASX Listing Rule 10.1 and other purposes for members not associated with James and Helen Raptis to consider certain transactions. All transactions were found fair and reasonable for non associated shareholders and approved by members at both meetings.

Meeting of 24 March 2022
At this meeting the company secured from entities associated with James and Helen Raptis the benefit of income and capital of the Gallery Residences management rights at Second Avenue Broadbeach. This is included the twenty five year, letting and caretaking agreements at $1,120,000, reception office freehold at $84,543 and a residential unit in the building for $875,150. Included in this agreement is the provision for an adjustment of purchase acquisition determined by the number of units in the letting pool at six months after settlement (refer note 19 below). It also included the vendor financed acquisition of the beneficial interest in the Caretaking and Letting agreements and the reception office real property associated with the Pearl Main Beach residential tower under construction and scheduled for completion in mid 2023. This meeting also approved a development management agreement in respect of the Pearl Main Beach providing for performance payments. Further details of these arrangements are available in the notice of meeting sent to members and disclosed to the market on 24 February 2022. At 30 June 2022 an amount of $28,680 is payable to entities assoicated with James Raptis being funds with held pending settlement adjustment apportionments being resolved. This amount has since been paid.

Meeting of 29 June 2022
At this meeting members resolved to enter into three development management agreements with entities associated with James and Helen Raptis. These agreements provided for a fixed up front fee payable on approval by members of $528,000. This fee is in recognition of the consultants reports, architectural and other drawings, and the project feasibility exercise development documentation provided by Raptis in the period to 30 June 2022. A performance based fee may be payable to Raptis Group Limited at the completion of the projects depending on the timing of settlements and sales proceeds generated from the developments. All three residential tower developments sites are located in Broadbeach. Further details are available in the notice of meeting sent to members and disclosed to the market on 1 June 2022.

Entities associated with Mr James Raptis will continue to provide development and administrative personnel at no cost to the Group up to 30 September 2023. 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 2023.

Note 18: Group structure

This note provides information which will help users understand how the group structure affects the financial position and performance of the Company as a whole. It includes details of subsidiary entities and Parent entity financial information. Refer to note 2 Statement of significant accounting policies and the sub heading Basis of consolidation for details of accounting for subsidiaries.

(a) Significant investments in subsidiaries

Name of entity	Class of shares	Equity holding 2022 %	Equity holding 2021 %
Parent entity Raptis Group Limited			
Controlled entities of Raptis Group Limited			
Garnet Constructions Pty Ltd	Ordinary	100	100
Raptis Resorts Pty Ltd	Ordinary	100	100
Waterpoint Management Pty Ltd	Ordinary	nil	100
Mirage Services Pty Ltd	Ordinary	100	nil
Raptis BTR Holdings Pty Ltd	Ordinary	100	nil
Raptis BTR Developments Pty Ltd	Ordinary	100	nil
Gallery Management Services Pty Ltd	Ordinary	100	nil

All subsidiary entities were incorporated in Australia.
Control was gained over Raptis BTR Holdings Pty Ltd, Raptis BTR Developments Pty Ltd, Gallery Management Services Pty Ltd, Mirage Services Pty Ltd during the year and Waterpoint Management Pty Ltd was disposed of during the year. No other entities were acquired or disposed of In the period to 30 June 2022.

(b) Parent entity financial information
The financial information for the Parent entity, Raptis Group Limited has been prepared on the same basis as the consolidated financial statements. Investments in controlled entities are carried in the Group financial statements at fair value.
Raptis Group Limited and its wholly-owned Australian controlled entities have implemented the tax consolidated legislation. Refer Note 2 Statement of significant accounting policies subheading (f) Tax consolidation legislation.

Note 18: Group structure (continued)

Summary of Parent Entity financial information

Statement of financial position

	2022 $	2021 $
Assets		
Current assets	708,342	115,704
Non-current assets	3,319,304	2,533,285
Total assets	**4,027,646**	**2,648,989**
Liabilities and equities		
Current liabilities	1,685,655	17,500
Total liabilities	1,685,655	17,500
Equity		
Issued capital	29,811,518	29,811,518
Accumulated losses	(27,469,527)	(27,180,029)
Total equity	2,341,991	2,631,489
Total liabilities and equity	**4,027,646**	**2,648,989**
Profit/(Loss) for the period	**96,096**	**531,492**

Note 19: Contingent liabilities

The agreement to acquire the beneficial interest in the Gallery Residences management rights includes an adjustment six months after settlement depending on the number of units in the letting pool. The date of adjustment is 24 September 2022. The agreement provides for an adjustment based on the valuation reduced by a 10% discount. The calculation as at 24 September is an amount owing of $380,000. The development management fee receivable at 30 June 2022 was $580,800, payable over a six month term. These obligations are anticipated to come to a satisfactory arrangement for cash flow purposes.

Note 20: Events subsequent to balance date

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

Directors' Declaration

for the year ended 30 June 2022

In the directors' opinion:

1. the financial statements and accompanying notes set out on pages 9 to 25 are in accordance with the Corporations Act 2001 and:
   (a) comply with Accounting Standards and the Corporations Regulations 2001; and
   (b) give a true and fair view of the economic entity's financial position as at 30 June 2022 and of its performance for the year ended on that date;

2. the financial statements and notes also comply with International Financial Reporting Standards as issued by the international Accounting Standards Board, as disclosed in Note 2 to the financial statements;

3. there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable;

The directors have been given the declarations by the chief executive officer and the chief financial officer required by section 295A of the Corporations Act 2001.

Signed in accordance with a resolution of Directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors

James Raptis, OBE
Director
29 September 2022
Brisbane

HALL CHADWICK
CHARTERED ACCOUNTANTS & BUSINESS ADVISORS | QLD

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INDEPENDENT AUDITOR'S REPORT – TO THE MEMBERS OF RAPTIS GROUP LIMITED

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report of Raptis Group Limited and its controlled entities (the Group), which comprises the consolidated statement of financial position as at 30 June 2022, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity, and the consolidated statement of cash flows for the year then ended and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion the accompanying financial report of the Group is in accordance with the *Corporations Act 2001*, including:

(a) giving a true and fair view of the Group's financial position as at 30 June 2022 and of its financial performance for the year then ended; and

(b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the audit of the financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES *110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the year ended 30 June 2022. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	**Revenue recognition** **Refer to Note 3 – Revenue from contracts with customers** For the year ended 30 June 2022, Raptis Group Limited generated revenue of $645,544 from contracts with customers. Revenue is recognised when the entity becomes entitled based upon the requirements of AASB15. Recognition of revenue from contracts with customers is a key audit matter in the audit due to the material nature of the revenue stream within the financial report and due to the majority of this revenue being generated from contracts with related parties.
How our audit addressed the key audit matter	Our procedures included, but were not limited to, the following: • Understanding management's process for recognising revenue. • Evaluating the Group's recognition policies against Accounting Standard requirements. • Reviewing agreements for duration, remuneration and revenue recognition criteria, including identification and satisfaction of performance obligations. • Substantively testing, on a sample basis, revenue from contracts with customers to address accuracy, occurrence and completeness of revenue. We also assessed the appropriateness of the disclosures in note 3 to the financial statements.

Key Audit Matter	**Non current assets – Investment property** **Refer to Note 7 – Investment Property** In the year ended 30 June 2022, Raptis Group Limited acquired an investment property valued at $875,150. Valuation of the Investment property is a key audit matter in the audit due to the acquisition being made from an entity related to directors James Raptis and Helen Raptis.
How our audit addressed the key audit matter	Our procedures included, but were not limited to, the following: • Understanding management's process for recognising non-current assets. • Evaluating the Group's recognition policies against Accounting Standard requirements. • Reviewing agreements for asset identification. • Review of the independent experts report which details the basis for the valuation • Review of carrying value assessments at year-end. We also assessed the appropriateness of the disclosures in note 7 to the financial statements.
Key Audit Matter	**Non current assets – Intangible assets and management rights** **Refer to Note 9 – Intangible assets and management rights** In the year ended 30 June 2022, Raptis Group Limited acquired Intangible assets and management rights valued at $1,120,0000. Valuation of the intangible asset and management rights is a key audit matter in the audit due to the acquisition being made from an entity related to directors James Raptis and Helen Raptis.
How our audit addressed the key audit matter	Our procedures included, but were not limited to, the following: • Understanding management's process for recognising non-current assets. • Evaluating the Group's recognition policies against Accounting Standard requirements. • Reviewing agreements for asset identification. • Review of the independent experts report which details the basis for the valuation • Review of carrying value assessments at year-end. We also assessed the appropriateness of the disclosures in note 9 to the financial statements.

Information Other Than the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information comprises the information in the Group's annual report for the year ended 30 June 2022 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Director's Responsibility for the Financial Report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud of error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on the Remuneration Report

Opinion on the Remuneration Report

We have audited the remuneration report included in pages 7 to 8 of the directors' report for the year ended 30 June 2022.

In our opinion the remuneration report of Raptis Group Limited for the year ended 30 June 2022 complies with section 300A of the *Corporations Act 2001*.

Responsibilities

The directors of the company are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.

Hall Chadwick
M.B Taylor

Mark Taylor
Director
Hall Chadwick Qld
Chartered Accountants

Dated at Brisbane this 29th day of September 2022

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities

Company Particulars

The registered office of the company is:

Raptis Group Limited
Level 16
1 Market Street
Sydney NSW 2000

Share Registry

NextRegistries
Level 16
1 Market Street
Sydney NSW 2000

The principal place of business of Raptis Group Limited is:

Level 7
10 Eagle Street
Brisbane 4000

Directors

James Raptis OBE
Helen Raptis
Malcolm Cory

Auditors

Hall Chadwick QLD
Level 4
240 Queen St
Brisbane QLD 4000

Secretaries

James Raptis OBE
Malcolm Cory

Solicitors

Hopgood and Ganim
Level 8
Waterfront Place
1 Eagle Street
Brisbane QLD 4000

Website

www.raptisgroup.com.au

RAPTIS GROUP LIMITED ABN 43 010 472 858
and Controlled Entities

Shareholder information

(a) Distribution of shareholders at 30 October 2022. Category (size of holdings)	number of ordinary shareholders
1 - 1,000	111
1,001 - 5,000	207
5,001 - 10,000	120
10,001 - 100,000	113
100,001 - and over	41
Total holders for classes selected	592

(b) There are 473 holders with less than a marketable parcel of 16,666 units.

(c) The number of shares held by the substantial shareholder as at 31 July 2022 is:

	Number of ordinary fully paid shares held	% Held to issued fully paid ordinary capital
Hanslow Holdings Pty Limited	97,461,432	63.77%

(d) 20 Largest shareholders

Hanslow Holdings Pty Limited	97,461,432	63.77%
Australia and New Zealand Banking Group Limited	6,742,414	4.41%
L J K Nominees Pty Ltd	5,203,625	3.40%
Campion Cottages Pty Ltd	4,000,000	2.62%
Sevinhand Company Limited	4,000,000	2.62%
Rapcivic Contractors Creditors Trust	3,898,599	2.55%
Austreo Property Ventures Pty Limited	3,611,572	2.36%
Southland Stokers Pty Ltd	3,485,321	2.28%
City and Westminster Limited	3,400,000	2.22%
Funderstone Securities Limited	2,320,000	1.52%
Phillips River Pty Ltd	2,054,799	1.34%
Normandy Finance and Investments Ltd	1,464,615	0.96%
PA Mega Opportunity IX Limited	1,203,857	0.79%
Hachma International	1,065,400	0.70%
Hampton Holdings Pty Ltd	1,255,893	0.82%
Commonwealth of Australia	859,871	0.56%
Alice Jane Li	565,493	0.37%
The Trust Company (PTAL) Ltd	558,549	0.37%
Spacetime Pty Ltd	542,843	0.36%
James and Helen Pantos	529,000	0.35%
	144,223,283	94.36%

(e) There is no current on market buy back.