
RAPTIS GROUP LIMITED

ABN 43 010 472 858

24 November 2004

The Manager
Company Announcement Office
The Australian Stock Exchange Limited

By Online

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Results of AGM – Dividend Announcement

The following business was conducted at the 2004 Annual General Meeting for the company today;

- All resolutions were passed on a show of hands; and
- The total number of votes exercisable by all proxies validly appointed were as follows:

Resolution 1 – Adoption of Annual Report

- | | |
|--|---------|
| • Proxy votes to be voted For the Resolution | 655,000 |
| • Proxy votes to be voted Against the Resolution | nil |
| • Proxy votes to Abstain from voting on the Resolution | nil |
| • Proxy votes to be voted at the Proxy's Discretion | nil |

Resolution 2 - Re-election of Director – Ian Morrison

- | | |
|--|---------|
| • Proxy votes to be voted For the Resolution | 655,000 |
| • Proxy votes to be voted Against the Resolution | nil |
| • Proxy votes to Abstain from voting on the Resolution | nil |
| • Proxy votes to be voted at the Proxy's Discretion | nil |

Dividend Announcement

The company is please to announce a dividend of seven cents per share with a book closing date of 21 January 2005 to be paid on 15 February 2005.

A copy of the Chairman's address is attached.

Raptis Group Limited

Chairman's Address:

Wednesday 24 November 2004

Raptis Group AGM & Dividend Announcement

The company has recorded a record profit of \$8.1 million and paid a dividend of two cents a share in June 2004.

The Chevron Renaissance project in Surfers Paradise has been the focus of the company in the past year.

The 50 storey North Tower comprising 288 units was completed and settlements commenced in May 2004.

The final 240 unit tower is due for completion and settlement before Christmas.

Our Artique project in Surfers Paradise commenced construction in October 2004. This 176 unit resort tower has been well received in the market place; we have been pleased with the strong sales performance.

In January 2005 we will start construction of a mixed use retail commercial office and residential tower "Southport Central". This 200 unit tower will be the first of three towers to be built while we hold approval for a private hospital planned as the final stage.

We have a site for a 100 lot subdivision in the Gold Coast hinterland and a boutique unit site in New Farm Brisbane to be known as Platinum on the River. These projects are expected to get underway in the middle of 2005.

We are currently looking at further opportunities and will be released to the market as they occur.

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