

31 July 2025

AUSTRALIAN SECURITIES EXCHANGE

Attention Company Announcements

Raptis Group Limited (ASX code RPG)

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Raptis Group Limited (**Raptis** or the **Company**) (**ASX: RPG**) is pleased to announce that the Company, through its wholly owned subsidiary FSU Capital Pty Ltd, has entered into an indicative agreement (**Facilitation Agreement**) with Patmos Development Holdings Pty Ltd (**Patmos**) (a related party of the Company's director James Raptis) to provide services to assist in sourcing acceptable debt and equity funding for Patmos's Sterling Residences Broadbeach development (**Sterling Development**).

In return for the provision of the services under the Facilitation Agreement, the Company will be entitled to receipt of a commission-based fee.

Key terms of the Facilitation Agreement are as follows:

- a. The Company is to source acceptable primary, mezzanine and preferred equity facilities to support the completion of the Sterling Development on terms and conditions set out in the Facilitation Agreement.
- b. The Company's fee (**Fee**) for successfully arranging an acceptable facility is equivalent to \$200,000 per unit settled, the Sterling Development to a maximum of \$16,000,000, payable post the repayment of the facility or on a refinance of the facility.

The fee is subject to the following:

1. completion of construction of the Sterling Development;
2. sale and settlement of the units in the Sterling Development in the ordinary course of business;

At the date of this announcement, the Company understands that the Sterling Development is anticipated to complete in May 2026.

Recognition of the income from this agreement is expected to commence in the financial year to June 2026 and flow into the 2027 financial year depending on the timing of settlement of units in the project.

RAPTIS GROUP LIMITED

ABN 43 010 472 858

As the Facilitation Agreement is with a related party, and noting the potential quantum of the Fee, the Company will seek to ratify entry into the Facilitation Agreement and the provision of the services at a general meeting of shareholders to be called as soon as reasonably possible in accordance with ASX Listing Rule 10.1.

This ASX announcement was authorised for release by the Company's board of directors.

For more information:

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