



Annual Report

For the year ended 30 June 2025

Raiz Residential Property Fund, ARSN 682 903 895

Putting a roof over your future



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Directors’ Report

The Directors of Instreet Investment Limited, (the “Responsible Entity”), the Responsible Entity of Raiz Residential Property Fund (“the Scheme”) present their report together with the financial report of the Scheme, for the year ended 30 June 2025 and the auditors’ report thereon.

Directors

The names of the Directors of Instreet Investment Limited, who were in office at any time during or since the end of the period, are as follows:

Mr Brendan Barry Malone	Managing Director
Ms Farhaana Desai	Director and Company Secretary (appointed 2 September 2025)
Mr Weiwei (Alex) Gao	Director (appointed 2 September 2025)
Ms Kelly Humphreys	Director (resigned 2 September 2025)
Mr Jon Brett	Director (appointed 26 November 2024 and resigned 2 September 2025)
Mr Paul Rogan	Director (appointed 13 January 2025 and resigned 2 September 2025)
Mr Robert Hines	Director (resigned 26 November 2024)

Information on current Directors

Director	Special Responsibilities	Experience
Mr Brendan Barry Malone	Managing Director	<p>Brendan Malone is the Managing Director and Group CEO of Raiz Invest Limited and brings a depth of experience in the financial services industry to the role. Brendan’s areas of expertise include strategic leadership, investment banking, client relations, compliance and operations. Brendan has led large-scale teams and delivered transformational outcomes through mergers and acquisitions and restructuring initiatives in complex regulatory environments.</p> <p>Brendan has previously held senior executive roles at The Royal Bank of Scotland and ABN AMRO with global experience in London, Hong Kong and Singapore.</p> <p>Brendan holds a Bachelor of Commerce majoring in Accounting and Finance, CIMA and MAICD.</p>

Directors' Report (continued)

Information on current Directors (continued)

Director	Special Responsibilities	Experience
Ms Farhaana Desai	Director and Company Secretary	Farhaana Desai is an accomplished governance professional with over 16 years of extensive experience in the financial services sector, including investment management, superannuation, and banking. She specialises in designing and implementing risk and compliance frameworks that align with regulatory requirements and business objectives. She is the Chief Risk Officer and Company Secretary at Raiz Invest Limited. She holds degrees in Law and Business (Accountancy), as well as a Graduate Diploma in Applied Corporate Governance. Known for her collaborative leadership and strong stakeholder engagement, she collaborates effectively with regulators and senior executives to deliver practical and outcomes-focused governance solutions.
Mr Weiwei (Alex) Gao	Director	Alex Gao has over 15 years of experience in investment, fund management, and superannuation, with expertise spanning accounting, finance, compliance, and operations. He joined Raiz Group in 2012 and has played a pivotal role in establishing the company's financial and operational foundations, as well as supporting governance, compliance, and product development. He is currently the Chief Financial Officer of Raiz and a Responsible Manager under the company's Australian Financial Services Licence. Alex is a member of CPA Australia and holds a Master of Commerce (Accounting and Finance) from the University of Sydney.

The office of the Responsible Entity is located at Level 9, 2 Bulletin Place, Sydney, NSW 2000.

Principal Activities

The Raiz Residential Property Fund is an Australian-domiciled residential real estate investment fund. It is structured as an open-ended fund, allowing investors, including customers with a Raiz Investment Account, to gain exposure to the Australian residential property.

Raiz Invest Limited (Raiz), listed on the Australian Securities Exchange (ASX) since 22 June 2018, wholly owns Instreet Investment Limited (Instreet) and Raiz Invest Australia Limited. Raiz Invest Australia Limited acts as the promoter and provides administration services to manage the investments of the Scheme. Instreet serves as the Responsible Entity of the Scheme and holds the Australian Financial Services Licence (AFSL) for the Raiz Group of companies.

Investors obtain their exposure indirectly through the Raiz Invest Australia Fund which will hold units in the Scheme. Each investor retains a beneficial interest in, and absolute entitlement to, the assets of their portfolio. As the assets of each portfolio are separately maintained and identified, it follows that investors have no interest in the assets as a whole. Great care should therefore be taken in the interpretation of the financial report enclosed herewith, which consolidates the individual holdings, essentially to meet the requirements of the Corporations Act 2001. There has been no change in the principal activity for this period.



Directors' Report (continued)

Scheme Information

The Raiz Residential Property Fund (formerly the Superestate Property Fund) was established on 22 February 2018 upon execution of its Constitution. Instreet Investment Limited was appointed as the Responsible Entity of the Scheme on 5 December 2024. The Scheme was registered as a managed investment scheme with the Australian Securities and Investments Commission (ASIC) on 19 December 2024. These financial statements include comparative information as at 30 June 2024.

Raiz Invest Australia Limited promotes the Scheme via an investing platform that offers an easy way to regularly invest either small or large amounts of money using the App on your mobile phone or the Website. The minimum investment amount is \$5.00. Investments are held beneficially on behalf of account holders (subject to any fractional interests, which are pooled). Upon application, each investor is issued one interest, represented by a single Raiz Investment Account.

Scheme Assets

As at 30 June 2025, Raiz Residential Property Fund held assets to a total value of \$24,160,000 (2024: \$19,704,999). The basis for valuation of the assets is outlined in Note 2 to the Financial Statements.

Significant Changes in the State of Affairs

There were no material changes to the investment strategy or to the terms and conditions for existing mandates during the year.

Matters Subsequent to the End of the Financial Report

On 2 September 2025, Kelly Humphreys, Jon Brett and Paul Rogan resigned as directors of the Responsible Entity. On the same date, Farhaana Desai and Weiwei (Alex) Gao were appointed as directors.

No other events have arisen since the end of the reporting period that have significantly affected or may significantly affect the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in subsequent financial years.

Likely Developments and Expected Results of Operations

There are no developments that are likely to significantly affect the operation of the Scheme.

Environmental Regulation and Performance

The operations of the Scheme are not subject to any particular or significant environmental regulation under Commonwealth, State, or Territory law. There have been no known significant breaches of any other environmental requirements applicable to the Scheme.

Indemnification and Insurance of Directors, Officers and Auditors

The Responsible Entity has indemnified directors and officers of the company, including members of the Compliance Committee, for a period up to seven years after they cease to be an officer, for any actions that may arise as a result of acting in their capacity as directors and officers of the company in respect of:

- a) Liability to third parties when acting in good faith; and
- b) Costs and expenses of defending legal proceedings and ancillary matters.



Directors' Report (continued)

During the financial period, the Responsible Entity paid a premium in respect of a contract to insure the directors and executives of the company against a liability to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium. No insurance premiums are paid out of the Scheme's assets in relation to insurance cover for the Responsible Entity, its officers and employees and the compliance committee.

The Scheme has not indemnified the auditor of the Scheme.

Rounding of amounts

The Company is of a kind referred to in ASIC Corporations (Rounding in Financial/Directors Reports) Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to the "rounding-off" of amounts in the financial report. Amounts in this report have been rounded off in accordance with that Instrument to nearest dollars, unless otherwise stated.

Independence

A copy of the Auditor's Independence declaration as required under Section 307C of the Corporations Act 2001 is set out on page 7.

Proceedings on behalf of the Scheme

No person has applied to the Court under section 237 of the Corporations Act 2001 for leave to bring proceedings on behalf of the Scheme, or to intervene in any proceedings to which the Scheme is a party for the purpose of taking responsibility on behalf of the Scheme for all or part of those proceedings.

Signed in accordance with a resolution of the directors of Instreet Investment Limited pursuant to section 298(2)(a) of Corporations Act 2001.

On behalf of the Directors,

A handwritten signature in black ink, appearing to read "B. Malone", with a horizontal line drawn underneath.

Brendan Barry Malone

Managing Director

Sydney

26 September 2025

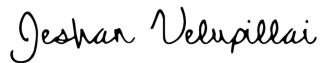
DECLARATION OF INDEPENDENCE BY JESHAN VELUPILLAI TO THE DIRECTORS OF INSTREET INVESTMENT LIMITED

As lead auditor of Raiz Residential Property Fund for the year ended 30 June 2025 and 2024, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.

Jeshan Velupillai

Director



BDO Audit Pty Ltd

Sydney

26 September 2025



Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2025

	Note	2025 \$	2024 \$
Income			
Rental income		676,540	567,611
Interest income		241,601	236,425
Gain on investment properties		844,361	1,382,566
Total income		1,762,502	2,186,602
Expenses			
Property expenses	4	302,491	239,215
Investment Management fees		221,457	197,482
Other operating expenses	5	82,868	73,131
Total expenses		606,816	509,828
Profit for the year		1,155,686	1,676,774
Other comprehensive income		-	-
Total comprehensive income for year		1,155,686	1,676,774

This statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes to the financial statements.



Statement of Financial Position

As at 30 June 2025

	Note	30 Jun 2025 \$	30 Jun 2024 \$
Assets			
Current assets			
Cash and cash equivalents	6	5,122,013	7,642,267
Receivables	7	31,255	77,772
Total current assets		5,153,268	7,720,039
Investment properties	8	24,160,000	19,704,999
Total non current assets		24,160,000	19,704,999
Total assets		29,313,268	27,425,038
Liabilities			
Current liabilities			
Investment management fees payable		25,917	24,020
Trade and other payables	9	10,202	62,782
Redemption payables	10	57,080	-
Total current liabilities		93,199	86,802
Total liabilities		93,199	86,802
Net assets attributable to members	12	29,220,069	27,338,236

This statement of financial position should be read in conjunction with the accompanying notes to the financial statements.



Statement of Changes in Equity

For the year ended 30 June 2025

In accordance with AASB 132 'Financial Instruments: Presentation' 'net assets attributable to members' is classified as a liability rather than equity and hence no statement of changes in equity is presented.

Changes in net assets attributable to members are disclosed in Note 12.

This statement of changes in equity should be read in conjunction with the accompanying notes to the financial statements.



Statement of Cash Flows

For the year ended 30 June 2025

	Note	2025 \$	2024 \$
Cash flows from operating activities			
Receipts from rental and interest income		929,455	781,275
Payments to suppliers		(655,657)	(570,660)
Net cash provided by operating activities		273,798	210,615
Cash flows from investing activities			
Purchase of investment properties		(3,610,640)	(2,307,434)
Net cash used in investing activities		(3,610,640)	(2,307,434)
Cash flows from financing activities			
Net proceeds from applications by members		816,588	5,135,761
Net cash provided by financing activities		816,588	5,135,761
Net increase/(decrease) in cash and cash equivalents held		(2,520,254)	3,038,942
Cash and cash equivalents at beginning of period		7,642,267	4,603,325
Cash and cash equivalents at end of period	6	5,122,013	7,642,267

This statement of cash flows should be read in conjunction with the accompanying notes to the financial statements.



Notes to the Financial Statements

For the year ended 30 June 2025

1. Corporate Information

The financial report of Raiz Residential Property Fund for the year ended 30 June 2025 was authorised for issue in accordance with a resolution of the Directors of the Responsible Entity on 26 September 2025. The financial report is presented in Australian dollars. The Directors have the power to amend and reissue the financial report if required. Raiz Residential Property Fund (ARSN 682 903 895) is a registered managed investment scheme under the Corporations Act 2001. The Scheme was registered with ASIC on 19 December 2024 and is constituted as a unit trust. It is classified as a for-profit entity for financial reporting purpose. Instreet Investment Limited, the Responsible Entity of the Scheme, is incorporated and domiciled in Australia. The registered office of the Responsible Entity is located at Level 9, 2 Bulletin Place, Sydney NSW 2000.

2. Material Accounting Policy Information

(a) Basis of Preparation

This general purpose financial report has been prepared in accordance with applicable Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB), the Corporations Act 2001 and the Constitution.

Except where stated the financial report has been prepared on the basis of historical costs and does not take into account changing money values or current valuations of assets.

In accordance with the requirements of the Corporations Act 2001, the financial statements have been prepared on an aggregated basis and present the assets, liabilities, income and expenses of the Scheme as a whole.

These financial statements are the first audited financial statements of the Scheme. Both the comparative information for the year ended 30 June 2024 and the current year financial information for the year ended 30 June 2025 have been audited.

(b) Statement of Compliance

The financial report complies with Australian Accounting Standards and with International Financial Reporting Standards ("IFRS") and interpretations, as issued by the International Accounting Standards Board (IASB).

Use of estimates and judgements

The preparation of the financial statement in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis, revisions in accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Note 13 (a) Fair Values Measurement of financial instruments contains information about the estimation of the values of financial instruments.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

2. Material Accounting Policy Information (continued)

(c) Investment Property

Classification, recognition and measurement

Investment properties are initially recognised at cost, comprising the purchase price and any directly attributable expenditure necessary to complete the acquisition and bring the property to the condition required for its intended use. Such costs typically include stamp duty, legal fees, due diligence costs, registration fees and title transfer fees. Costs that are not directly attributable to the acquisition of the property are expensed in the Statement of Profit or Loss as incurred.

Subsequent to the initial recognition, investment properties are measured at fair value in accordance with AASB 140 *Investment Property*. Fair value is determined by independent external valuers, with valuations obtained at least every six months. Any changes in the fair value of investment properties are recognised in profit and loss in the period in which they arise.

Investment properties are derecognised when disposed of or permanently withdrawn from use and no future economic benefits are expected. Gains or losses arising on derecognition are recognised in profit or loss in the period of the disposal. No investment properties were disposed of by the Scheme during the year.

(d) Financial Instruments

Classification, recognition and measurement

Financial Assets – Cash and Cash Equivalents

The Scheme's only financial assets are cash on hand and cash at bank. These are measured at face value, which approximates fair value due to their short-term nature.

Cash and cash equivalents are recognised when the Scheme becomes a party to the contractual provisions of the instrument and are derecognised when the rights to receive the cash flows have expired or the Scheme has transferred the asset and substantially all the risk and rewards of ownership.

The Scheme does not hold any other financial assets or financial liabilities designated at fair value through profit or loss.

(e) Cash and cash equivalents

Cash in the statement of financial position comprises cash at bank. Cash equivalents are short-term highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

(f) Taxation

The Scheme is not a taxable entity. Provided the taxable income of the Scheme is distributed/attribution to unitholders, the Scheme will not be liable for income tax. Unitholders are presently entitled to the income of the Scheme and are assessable on their share of the taxable income, including any tax offsets such as imputation and foreign tax credits, in the year to which their entitlement relates.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

2. Material Accounting Policy Information (continued)

(g) Goods & Services Tax

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

(h) Revenue Recognition

Rental income

Rental income from residential property investments is recognised on a straight-line basis over the lease term and when the right to receive the rental payment is established under the rental agreement. Rental income that is earned but not received at the reporting date is recognised as a receivable in the balance sheet.

Interest income

Interest income is recognised as it accrues using the effective interest rate method, taking into account the effective yield of the financial asset.

Gain/Loss on investment

Unrealised gains or losses arising from changes in the fair value of property investments are recognised through profit or loss.

(i) Expense Recognition

(i) Property Administrative Expenses

Property expenses represent the ongoing costs incurred in relation to the ownership, management, and maintenance of the properties held by the Scheme. These expenses are recognised in the Statement of Profit or Loss and comprise the following:

- *Land Tax*

Tax levied by state governments on the value of the land held by the Scheme and expensed annually.

- *Insurance*

Premiums paid for building and landlord insurance covering property damage, loss and liability.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

2. Material Accounting Policy Information (continued)

- *Repairs and Maintenance*

Costs incurred to maintain properties in tenantable condition, excluding capital improvements.

- *Letting and Tenancy Fee, Strata Fee and Property Management Fee*

Property management and tenancy costs include agent commissions for securing or renewing tenancies (expensed upon lease execution), payments to strata or owners' corporations for the maintenance and management of common areas and shared facilities, and fees paid to property managers for overseeing rental operations and tenant services.

(ii) Investment Manager Fees

The Responsible Entity has appointed the investment manager to oversee the Scheme's operations and implement its investment strategy. Investment management fees are calculated as a percentage of the Scheme's gross asset value, accrued daily, and paid monthly in arrears.

(iii) Other Property Administrative Expenses

Trustee and custodian fees are charged by the Responsible Entity in accordance with the Scheme's Constitution.

Audit and compliance fees are borne by Raiz Invest Australia Limited and are not charged to the Scheme.

Other expenses include bank charges and miscellaneous administrative costs incurred in the ordinary course of operating the Scheme.

(j) Derivative financial instruments

The Scheme may not invest in financial derivatives.

(k) New or amended Accounting Standards and Interpretations adopted

The Scheme has adopted all new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are mandatory for the current reporting period. No standards or interpretations that apply to the current period had a material impact on the financial statements.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

2. Material Accounting Policy Information (continued)

(l) New Accounting Standards and Interpretations not yet mandatory or early adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Scheme for the annual reporting period ended 30 June 2025. The Scheme's assessment of the impact of these new or amended Accounting Standards and Interpretations, most relevant to the Scheme, are set out below.

AASB 18 Presentation and Disclosure in Financial Statements

This standard is applicable to annual reporting periods beginning on or after 1 January 2027 and early adoption is permitted. The standard replaces IAS 1 'Presentation of Financial Statements', with many of the original disclosure requirements retained and there will be no impact on the recognition and measurement of items in the financial statements. But the standard will affect presentation and disclosure in the financial statements, including introducing five categories in the statement of profit or loss and other comprehensive income: operating, investing, financing, income taxes and discontinued operations. The standard introduces two mandatory sub-totals in the statement: 'Operating profit' and 'Profit before financing and income taxes'. There are also new disclosure requirements for 'management-defined performance measures', such as earnings before interest, taxes, depreciation and amortisation ('EBITDA') or 'adjusted profit'. The standard provides enhanced guidance on grouping of information (aggregation and disaggregation), including whether to present this information in the primary financial statements or in the notes. The Scheme will adopt this standard from 1 July 2027 and it is expected that there will be a significant change to the layout of the statement of profit or loss and other comprehensive income.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

3. Segment Information

The Scheme operates in one industry segment and one geographical segment being the provision of funds management services in Australia.

4. Property Expenses	2025	2024
	\$	\$
Insurance	35,541	24,846
Land tax	114,688	103,529
Property Repairs and Maintenance	57,222	32,933
Rates and Water	46,292	34,861
Strata Management fees	2,265	3,066
Letting and Tenancy fees	8,311	8,389
Property management fees	38,172	31,591
	<u>302,491</u>	<u>239,215</u>
5. Other Operating Expenses	2025	2024
	\$	\$
Custodian fees	20,500	16,375
Trustee fees	52,500	51,290
Other expenses	9,868	5,466
	<u>82,868</u>	<u>73,131</u>
6. Cash and Cash Equivalents	2025	2024
	\$	\$
Cash on hand	5,122,013	7,642,267
	<u>5,122,013</u>	<u>7,642,267</u>
7. Receivables	2025	2024
	\$	\$
Accounts receivables	9,016	11,254
Application receivables	-	33,362
Interest receivables	14,832	23,910
GST receivables	5,564	5,364
Sundry receivables	1,843	1,708
Other assets - prepayments	-	2,174
	<u>31,255</u>	<u>77,772</u>



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

8. Investment Properties	2025	2024
	\$	\$
<i>Movement in total investment properties:</i>		
Opening balance	19,704,999	16,014,999
Acquisition at cost	3,610,640	2,307,434
Disposals	-	-
Capital expenditure/improvements	-	-
Unrealised fair value movement recognised in profit or loss	844,361	1,382,566
Closing balance	<u>24,160,000</u>	<u>19,704,999</u>

The Scheme's investment properties comprise Australian residential properties held to generate rental income and long-term capital appreciation. All properties were purchased for cash and are not subject to borrowings or finance leases.

Investment properties are measured at fair value at reporting date in accordance with *AASB 140 Investment Property*. Independent external valuations are performed on a rolling six-month cycle for each property. Fair values are determined using the comparable sales method. This method reflects recent sales of similar properties in comparable locations, adjusted for differences in size, conditions and other relevant factors.

Changes in the fair value of investment properties are recognised in profit or loss in the period in which they arise. Rental income is accounted for as operating lease income under *AASB 16 Leases* and recognised on a straight-line basis over the lease term. There are no lease incentives, rent-free periods or capitalised leasing fees applicable to these properties.

Investment properties are held for long-term capital appreciation. The Responsible Entity has no current intention to dispose of any investment properties within the next 12 months.

9. Trade and Other Payables	2025	2024
	\$	\$
Other payables and accruals	7,681	60,446
Sundry creditors	2,521	2,336
Total trade and other payables	<u>10,202</u>	<u>62,782</u>

10. Redemption Payables	2025	2024
	\$	\$
Redemption payable	57,080	-
	<u>57,080</u>	<u>-</u>



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

11. Related Party Information

Responsible Entity

Instreet Investment Limited has been the Responsible Entity of the Scheme since 5 December 2024.

Responsible Entity's remuneration	2025	2024
	\$	\$
Responsible Entity fees	28,629	-
	<u>28,629</u>	<u>-</u>
<i>Related Party</i>		
	2025	2024
	\$	\$
Amount owing to Instreet Investment Limited	4,583	-
	<u>4,583</u>	<u>-</u>

Key Management Personnel (KMP)

The Scheme does not employ personnel in its own right. However it is required to have an incorporated Responsible Entity to manage its activities and the Directors of this entity are considered the KMP. The directors of the Responsible Entity Instreet Investment Limited are key management personnel of the responsible entity.

No compensation is paid directly by the Scheme to any of the key management personnel of the Responsible Entity.

12. Net Assets Attributable to Members

	2025	2024
	\$	\$
Opening balance	27,338,236	20,492,419
Applications	4,109,778	7,366,055
Redemptions	(3,383,631)	(2,197,012)
Profit for the period	1,155,686	1,676,774
Closing balance as at 30 June	<u>29,220,069</u>	<u>27,338,236</u>



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

13. Fair Value Measurement – Investment Property

The Scheme owns investment properties which are leased to third parties to earn rental income. The nature of the business and the Scheme's revenue recognition policy for rental income are disclosed in Note 2(h).

a) Measurement Basis

Investment properties are initially recognised at cost, including directly attributable acquisition costs. Subsequent to initial recognition, the properties are measured at fair value in accordance with AASB 140 *Investment Property*. Independent external valuations are obtained at least every six months, or more frequently where there is evidence of significant changes in fair value. Gains or losses arising from changes in fair value are recognised in profit or loss in the period of the change.

b) Fair Values Hierarchy

The fair value measurement of investment properties is categorised as Level 3 in the fair value hierarchy under AASB 13 Fair Value Measurement, as it is based on significant unobservable inputs. The Scheme does not hold any assets or liabilities measured at Level 1 or Level 2. There were no transfers between the levels during the financial year.

- Level 1: Quoted price (unadjusted) in an active market for an identical assets or liabilities that the entity can access at the measurement date.
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: Unobservable inputs for the asset or liability.

For the year ended 30 June 2025	Level 1 \$	Fair value Level 2 \$	Level 3 \$
Investment properties measured at fair value	-	-	24,160,000
Total investment properties measured at fair value	-	-	24,160,000

For the year ended 30 June 2024	Level 1 \$	Fair value Level 2 \$	Level 3 \$
Investment properties measured at fair value	-	-	19,704,999
Total investment properties measured at fair value	-	-	19,704,999

c) Sensitivity Analysis

Investment Property Valuation Sensitivity Analysis:

Investment properties are measured at fair value based on independent external valuations undertaken every six months. Fair values are determined using a comparable sales approach. Changes in key valuation assumptions would have a direct impact on the fair value of the investment properties reported in the Statement of Financial Position. At 30 June 2025, a 5% increase or decrease in the assessed market price of investment properties, with all other variables held constant, would result in a corresponding increase or decrease in profit and net assets of approximately \$1,208,000 (30 June 2024: \$985,250).



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

14. Financial Instruments and Risk Management

a) Financial Assets and Liabilities

The Scheme's financial assets consist solely of cash at bank and trade receivables. Financial liabilities consist of trade and other payables. All such balances are short-term in nature and their carrying amounts approximate their fair values. The Scheme does not hold any financial assets or liabilities designated at fair value through profit or loss.

b) Credit Risk

Credit risk arises from cash at bank and receivables from tenants. Cash is placed with Australian Authorised Deposit-taking institutions (ADIs) with high credit ratings. Receivables are monitored regularly, and there were no impaired receivables at reporting date.

c) Liquidity Risk

Liquidity risk is managed by maintaining adequate cash balances to meet operational needs, property outgoings and other financial liabilities as they fall due. The Scheme had no borrowings at 30 June 2025 (30 June 2024: \$Nil).

d) Interest Rate Risk

Interest rate risk arises only from cash at bank which earns variable interest rates.

e) Fair Value Estimation

The carrying amount of the Scheme's cash, receivables and payables approximate their fair value because of the short-term nature of these instruments. The Scheme does not engage in derivative financial instruments and has no off-balance sheet exposures.

f) Sensitivity Analysis

Interest rate movements may impact the level of interest income earned on cash and cash equivalent balances. A 1% increase or decrease in interest rates at 30 June 2025 would change annual interest income by approximately \$51,220 (30 June 2024: \$76,423), with a corresponding impact on profit and net assets.

15. Capital Management

The Responsible Entity managed the net assets of the Scheme attributable to members as capital, notwithstanding net assets attributable to members are classified as a liability, to ensure that the Scheme can fund its operations and continue as a going concern.

The Scheme's capital includes financial liabilities to members, supported by the Scheme's financial assets and investment properties.

There are no externally imposed capital requirements.

There have been no changes in the strategy adopted by the Responsible Entity to control the capital of the Scheme.

The Scheme had no debt, therefore the gearing ratio was nil at the reporting date.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

16. Events Occurring after the Reporting Period

On 2 September 2025, Kelly Humphreys, Jon Brett and Paul Rogan resigned as directors of the Responsible Entity. On the same date, Farhaana Desai and Weiwei (Alex) Gao were appointed as directors.

No other significant events have arisen since the end of the reporting period that have significantly affected or may significantly affect the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in subsequent financial years.

17. Contingent assets and liabilities and commitments

There are no outstanding assets, liabilities or commitments as at 30 June 2025 (30 June 2024: \$Nil).

Directors' Declaration

For the year ended 30 June 2025

The directors of Instreet Investment Limited, the Responsible Entity of Raiz Residential Property Fund declare that:

1. The financial statements, comprising the statement of profit or loss and other comprehensive income, statement of financial position, statement of cash flows, and accompanying notes are in accordance with the Corporations Act 2001 and:
 - a. Comply with Australian Accounting Standard and the Corporations Regulations 2001; and
 - b. Give a true and fair view of the Scheme's financial position as at 30 June 2025 and of its performance for the period ending on that date.
2. The Scheme has included an explicit and unreserved statement of compliance with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in Note 2 to the financial statements.
3. In the directors' opinion, there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors of Instreet Investment Limited pursuant to 295(5)(a) of the Corporations Act 2001.

On behalf of the Directors,



Brendan Barry Malone

Managing Director

Sydney

26 September 2025

INDEPENDENT AUDITOR'S REPORT

To the members of Raiz Residential Property Fund

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Raiz Residential Property Fund (the Scheme), which comprises the statement of financial position as at 30 June 2025 and 2024, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended 30 June 2025 and 2024, and notes to the financial report, including material accounting policy information, and the directors' declaration.

In our opinion the accompanying financial report of Raiz Residential Property Fund, is in accordance with the *Corporations Act 2001*, including:

- (i) Giving a true and fair view of the Scheme's financial position as at 30 June 2025 and 2024 and of its financial performance for the year ended on that date; and
- (ii) 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 Scheme in accordance with 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 Responsible Entity, 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.

Other information

The directors of the Responsible Entity are responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Directors' Report, 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 accordingly 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 on the other information obtained prior to the date of this auditor's report, 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.

Responsibilities of the directors of the Responsible Entity for the Financial Report

The directors of the Responsible Entity 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 Scheme's ability 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 Scheme or to cease operations, or has 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.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at:

http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

BDO Audit Pty Ltd

BDO
Jeshan Velupillai

Jeshan Velupillai

Director

Sydney, 26 September 2025

