



Annual Report

For the year ended 30 June 2026

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 2026 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 Craig Keary	Director (appointed 15 June 2026)
Ms Farhaana Desai	Director and Company Secretary (appointed 2 September 2025)
Mr Weiwei (Alex) Gao	Director (appointed 2 September 2025)
Mr Brendan Barry Malone	Director (resigned 11 September 2026)
Ms Kelly Humphreys	Director (resigned 2 September 2025)
Mr Jon Brett	Director (resigned 2 September 2025)
Mr Paul Rogan	Director (resigned 2 September 2025)

Information on current Directors

Director	Special Responsibilities	Experience
Mr Craig Keary	Director	Craig Keary is an experienced financial services executive with over three decades of leadership across wealth management, digital investing, asset management and financial advice in Australia, Asia and the United Kingdom. He has held senior executive and board roles including CEO of Selfwealth, Managing Director Asia Pacific for AMP Capital, and Asia Pacific CEO of Ignition Advice. Craig holds a Master of Commerce (Financial Planning) and is a Fellow of the Australian Institute of Company Directors and a Fellow of the Chartered Institute for Securities & Investment. He is also Chair of Lymphoma Australia and a Director of Sports Medicine Australia.



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 Superstate 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 2025.

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.

Review of Operations

As at 30 June 2026, Raiz Residential Property Fund held assets to a total value of \$32,828,795 (2025: \$29,313,268). The basis for valuation of the assets is outlined in Note 2 to the Financial Statements. The Scheme recorded a profit for the year of \$1,713,004 (2025: \$1,155,686).

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 Year

On 11 September 2026, Brendan Malone resigned as a director of Instreet Investment Limited, the Responsible Entity of the Scheme.

No other events have arisen since the end of the reporting period that have significantly affected or may significantly affect the operations of the Raiz Residential Property Fund, the results of those operations, or the state of affairs of the Raiz Residential Property Fund 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

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 Scheme is of a kind referred to in ASIC Corporations (Rounding in Financial/Directors Reports) Instrument 2026/183, 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 the nearest dollar, 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 "Craig Keary".

Craig Keary

Director

Sydney

30 September 2026

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 2026, 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

30 September 2026



Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2026

	Note	2026 \$	2025 \$
Income			
Rental income		783,068	676,540
Interest income		239,781	241,601
Recovery of outgoings	4	8,156	-
Gain on investment properties		1,370,000	844,361
Total income		2,401,005	1,762,502
Expenses			
Property expenses	5	350,447	302,491
Investment management fees		264,055	221,457
Other operating expenses	6	73,499	82,868
Total expenses		688,001	606,816
Profit for the year		1,713,004	1,155,686
Other comprehensive income		-	-
Total comprehensive income for year		1,713,004	1,155,686

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 2026

	Note	30 Jun 2026 \$	30 Jun 2025 \$
Assets			
Current assets			
Cash and cash equivalents	7	7,237,901	5,122,013
Receivables	8	60,894	31,255
Total current assets		7,298,795	5,153,268
Investment properties	9	25,530,000	24,160,000
Total non current assets		25,530,000	24,160,000
Total assets		32,828,795	29,313,268
Liabilities			
Current liabilities			
Investment management fees payable		21,019	25,917
Trade and other payables	10	-	10,202
Redemption payables	11	-	57,080
Total current liabilities		21,019	93,199
Total liabilities		21,019	93,199
Net assets attributable to members	13	32,807,776	29,220,069

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 2026

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 13.



Statement of Cash Flows

For the year ended 30 June 2026

	Note	2026 \$	2025 \$
Cash flows from operating activities			
Receipts from rental, rental related, interest and other income		1,008,902	929,455
Payments to suppliers		(706,421)	(655,657)
Net cash provided by operating activities		302,481	273,798
Cash flows from investing activities			
Purchase of investment properties		-	(3,610,640)
Net cash used in investing activities		-	(3,610,640)
Cash flows from financing activities			
Net proceeds from applications by members		1,813,407	816,588
Net cash provided by financing activities		1,813,407	816,588
Net increase/(decrease) in cash and cash equivalents held		2,115,888	(2,520,254)
Cash and cash equivalents at beginning of period		5,122,013	7,642,267
Cash and cash equivalents at end of period	7	7,237,901	5,122,013

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 2026

1. Corporate Information

The financial report of Raiz Residential Property Fund for the year ended 30 June 2026 was authorised for issue in accordance with a resolution of the Directors of the Responsible Entity on 30 September 2026. 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.

Both the comparative information for the year ended 30 June 2025 and the current year financial information for the year ended 30 June 2026 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 14 (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 2026

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, Cash Equivalents and Receivables

The Scheme's financial assets comprise cash on hand, cash at bank and trade receivables. These are measured at amortised cost, 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 applies the simplified approach permitted under AASB 9 Financial Instruments to measure expected credit losses on trade receivables, using a lifetime expected credit loss allowance. Based on historical credit loss experience and forecast economic conditions, the expected credit loss on the Scheme's receivables is considered immaterial, and no loss allowance has been recognised at 30 June 2026 (30 June 2025: \$Nil).

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.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

2. Material Accounting Policy Information (continued)

(f) Taxation

The Scheme is not a taxable entity. Provided the taxable income of the Scheme is distributed/attribution to members, the Scheme will not be liable for income tax. Members 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.

(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 statement of financial position.

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.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

2. Material Accounting Policy Information (continued)

(i) Expense Recognition

All expenses of the Scheme, including Property Administrative Expenses, Investment Manager Fees and Other Property Administrative Expenses below, are recognised in profit or loss on an accrual basis.

(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.

- *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. Audit and compliance fees payable to BDO in respect of the Scheme were \$34,500 for the year ended 30 June 2026 (2025: \$31,000).

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



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026**

2. Material Accounting Policy Information (continued)

(j) 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.

(k) 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 2026. 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 AASB 101 '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 2026**

3. Segment Information

The Scheme operates in one industry segment and one geographical segment, being residential property investment in Australia.

4. Recovery of Outgoings	2026	2025
	\$	\$
Water usage recovered from tenants	8,156	-
	<u>8,156</u>	<u>-</u>

Recovery of outgoings represents amounts recharged to tenants for water usage incurred in respect of the Scheme's investment properties. This is presented gross of the corresponding Rates and Water expense disclosed in Note 5. This treatment is consistent with AASB 140.18 Investment Property, which requires the costs of day-to-day servicing of an investment property to be recognised in profit or loss as incurred, rather than capitalised.

5. Property Expenses	2026	2025
	\$	\$
Insurance	39,152	35,541
Land tax	118,521	114,688
Property Repairs and Maintenance	70,062	57,222
Rates and Water	64,703	46,292
Strata Management fees	3,035	2,265
Letting and Tenancy fees	10,927	8,311
Property management fees	44,047	38,172
	<u>350,447</u>	<u>302,491</u>

6. Other Operating Expenses	2026	2025
	\$	\$
Custodian fees	20,500	20,500
Trustee fees	52,574	52,500
Other expenses	425	9,868
	<u>73,499</u>	<u>82,868</u>

7. Cash and Cash Equivalents	2026	2025
	\$	\$
Cash at bank	7,237,901	5,122,013
	<u>7,237,901</u>	<u>5,122,013</u>

8. Receivables	2026	2025
	\$	\$
Accounts receivables	21,107	9,016
Application receivables	4,216	-
Interest receivables	24,844	14,832
GST receivables	8,940	5,564
Sundry receivables	1,787	1,843
	<u>60,894</u>	<u>31,255</u>



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026**

9. Investment Properties	2026	2025
	\$	\$
<i>Movement in total investment properties:</i>		
Opening balance	24,160,000	19,704,999
Acquisition at cost	-	3,610,640
Disposals	-	-
Capital expenditure/improvements	-	-
Unrealised fair value movement recognised in profit or loss	1,370,000	844,361
Closing balance	<u>25,530,000</u>	<u>24,160,000</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 direct comparison approach. This approach 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.

10. Trade and Other Payables	2026	2025
	\$	\$
Other payables and accruals	-	7,681
Sundry creditors	-	2,521
Total trade and other payables	<u>-</u>	<u>10,202</u>

11. Redemption Payables	2026	2025
	\$	\$
Redemption payable	-	57,080
	<u>-</u>	<u>57,080</u>



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

12. Related Party Information

Responsible Entity

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

Responsible Entity's remuneration	2026	2025
	\$	\$
Responsible Entity fees	52,574	28,629
	<u>52,574</u>	<u>28,629</u>

Investment Manager	2026	2025
	\$	\$
Investment Management fees	264,055	221,457
	<u>264,055</u>	<u>221,457</u>

Related Party

	2026	2025
	\$	\$
Amount owing to Instreet Investment Limited	-	4,583
	<u>-</u>	<u>4,583</u>

Units held by Raiz Property Fund (RPF)

Instreet Investment Limited is also the Responsible Entity of Raiz Property Fund (RPF). As the Scheme and RPF share the same Responsible Entity, RPF's holding of units in the Scheme is a related party relationship. At 30 June 2026, RPF held units in the Scheme with a fair value of \$10,084,137 (30 June 2025: \$8,441,669), representing approximately 30.7% of the Scheme's net assets attributable to members. During the year RPF acquired additional units in the Scheme for \$1,140,000, which are included in Applications in Note 13.

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.

Other than account fees and other transactions entered into by directors, KMP, or other executives of the Responsible Entity, or of any related entity within the Raiz Group (including the parent entity), in their capacity as Raiz customers, on the same commercial terms available to customers generally, no other transactions were entered into with KMP and/or their related parties during the year (FY25: Nil).

13. Net Assets Attributable to Members

	2026	2025
	\$	\$
Opening balance	29,220,069	27,338,236
Applications	4,964,326	4,109,778
Redemptions	(3,089,623)	(3,383,631)
Profit for the period	1,713,004	1,155,686
Closing balance as at 30 June	<u>32,807,776</u>	<u>29,220,069</u>



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

14. 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 instrument.
- Level 2: Valuation techniques based on observable inputs, either directly (i.e. as prices) or indirectly (i.e. derived from prices). The category includes instruments valued using quoted prices in active markets for similar instruments, quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques for which all significant inputs are directly or indirectly observable from market data.
- Level 3: Valuation techniques using significant unobservable inputs. The category includes all instruments for which the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments are required to reflect differences between the instruments.

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement used unobservable inputs, that measurement is a level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes 'observables' requires significant judgement by the Responsible Entity. The Responsible Entity considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

The Scheme's investment properties are valued by independent valuers using the direct comparison approach. Fair value is determined by reference to recent market transactions for comparable residential properties in similar locations, with adjustments made where necessary for differences in property-specific characteristics, including location, size, condition, configuration and other relevant attributes. The key unobservable input is the price of comparable residential sales, adjusted for property-specific characteristics.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

14. Fair Value Measurement – Investment Property (continued)

Valuation process

The scheme's investment properties are valued by independent valuers, on an 'as is' basis, at least every 12 months (in practice, at least every six months), and within two months of the directors forming a view that there is likely to have been a material change in value (an increase or decrease of more than 15%). Valuers must be independent Certified Practising Valuers of the Australian Property Institute and may value a property for a maximum of three consecutive years before being rotated. Each valuation is reviewed by the Compliance Officer and compared with an internal valuation before it is adopted in determining the Scheme's net asset value and redemption unit price.

As at 30 June 2026	Fair value		
	Level 1 \$	Level 2 \$	Level 3 \$
Investment properties measured at fair value	-	-	25,530,000
Total investment properties measured at fair value	-	-	25,530,000

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

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 the direct comparison 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 2026, 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 \$1,276,500 (30 June 2025: \$1,208,000).

15. 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.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

15. Financial Instruments and Risk Management (continued)

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 2026 (30 June 2025: \$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 2026 would change annual interest income by approximately \$72,379 (30 June 2025: \$51,220), with a corresponding impact on profit and net assets.

16. Capital Management

The Responsible Entity manages 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.

17. Events Occurring after the Reporting Period

On 11 September 2026, Brendan Malone resigned as a director of Instreet Investment Limited, the Responsible Entity of the Scheme.

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

18. Contingent assets and liabilities and commitments

There are no contingent assets, liabilities or commitments as at 30 June 2026 (30 June 2025: \$Nil).



Directors' Declaration

For the year ended 30 June 2026

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 Standards and the Corporations Regulations 2001; and
 - b. Give a true and fair view of the Scheme's financial position as at 30 June 2026 and of its performance for the year ended 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 section 295(5)(a) of the Corporations Act 2001.

On behalf of the Directors,

A handwritten signature in black ink, appearing to read "CK", written over a horizontal line.

Craig Keary

Director

Sydney

30 September 2026

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 2026, 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 then ended, 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 2026 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



Jeshan Velupillai

Director

Sydney 30 September 2026

