

Raiz Property Portfolio - Current Holding

Publication date	30 Sep 2026
Raiz Residential Property Fund	ARSN: 682 903 895
Raiz Property Fund	ARSN: 659 208 152

Property Holdings														
Property / location	State	Property type	% of Total property portfolio value	Date of last valuation	Valuation methodology applied	Valuer	Recent valuation (\$)	Property tenanted? (Y/N)	Lender	Amount drawn (\$)	Interest rate % p.a.	Loan maturity date	LVR %	Notes
63 Stafford Street, Stanmore, NSW 2048	NSW	House	9.3%	17-Sep-26	Desktop Valuation	David Ferraro, Dallas Buckley	\$2,325,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
168 McIlwraith Avenue, Norman Park, QLD 4170	QLD	House	10.0%	07-Jun-26	Desktop Valuation	David Veerman	\$2,500,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
2 Borthwick Street, Henley Beach, SA 5022	SA	House	7.0%	19-Jun-26	Desktop Valuation	Matthew Burnett	\$1,750,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
36 Aveling Street, Wavell Heights, QLD 4012	QLD	House	9.0%	08-Jun-26	Desktop Valuation	David Veerman	\$2,250,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
9 Blanche Street, Brighton East, VIC 3187	VIC	House	8.8%	22-Jun-26	Desktop Valuation	John Welch, Paul Quigley	\$2,200,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
12 Campus Way, Churchlands, WA 6018	WA	House	9.5%	02-Jun-26	Desktop Valuation	Sarah Ronaldson, Callen Deverell	\$2,375,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
51 Ironbark Crescent, Ivanhoe, VIC 3079	VIC	House	4.9%	18-Jun-26	Desktop Valuation	John Welch	\$1,225,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
211 Glenwood Park Drive, Glenwood, NSW 2768	NSW	House	6.8%	07-Jul-26	Desktop Valuation	Adam Nassif	\$1,700,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
17 Butterfish Street, Harrison, ACT 2914	ACT	House	5.2%	02-Jun-26	Desktop Valuation	Michael Qu	\$1,300,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
6 Hextall Avenue, Tranmere, SA 5073	SA	House	5.4%	19-Jun-26	Desktop Valuation	Matthew Burnett	\$1,350,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
77 Glenhaven Road, Glenhaven, NSW 2156	NSW	House	9.4%	08-Jul-26	Desktop Valuation	Adam Nassif, Lydia Attard	\$2,350,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
9 Verdure Crescent, Cheltenham, VIC 3192	VIC	House	5.6%	08-Jun-26	Desktop Valuation	Jake Galea, Paul Quigley	\$1,400,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
16 Dumbarton Dr, Geilston Bay, TAS 7015	TAS	House	2.9%	11-Jun-26	Desktop Valuation	Paul Farrelly	\$725,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
43 Peranga Street, Manly, QLD 4179	QLD	House	6.3%	07-Jun-26	Desktop Valuation	David Veerman	\$1,575,000	Y	N/A	Nil	Nil	N/A	N/A	Purchased outright. No interest-bearing liabilities, gearing 0%, interest cover not calculable.
							\$25,025,000							