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ANNUAL REPORT & FINANCIAL STATEMENTS

2024



REEF
CASINO TRUST

ARSN 093 156 293

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Annual General Meeting
23 May 2025 at 2:00 pm
The Reef Hotel Casino
35-41 Wharf Street
Cairns QLD Australia

Unit Distribution
Half year ended 31 December 2024
11.71 cents per unit
Payment date - 12 March 2025
Total for 2024 - 20.42 cents per unit

Announcement Dates

Half year ending 30 June 2025
Estimated distribution mid June 2025
Results late August 2025

Half year ending 31 December 2025
Estimated distribution mid December 2025
Results late February 2026

CHAIR'S REVIEW

On behalf of the Board of Directors of Reef Corporate Services Limited, Responsible Entity of the Reef Casino Trust (Trust), I present my review in respect of the financial year ended 31 December 2024.

Whilst the post-pandemic recovery continues, challenges remain, including a continued shortfall in international visitors and cost pressures driven by ongoing inflation, increased compliance and preparation for regulatory change.

A STABLE RESULT

The Trust delivered distributable profit⁽¹⁾ of \$10.168 million for 2024. This is a stable result and in line with previous pre-pandemic annual results.

- Total Trust revenue and other income of \$25.518 million, primarily derived from rental income from the Reef Hotel Casino, was slightly lower than FY23 (\$26.291 million). This was despite total revenues at the Reef Hotel Casino complex being above the prior year, however higher costs (primarily payroll and regulatory-related costs) resulted in lower rentals for the Trust.
- Lower Trust revenue drove a lower Distributable Profit (\$10.168 million) compared to FY23 (\$10.742 million) despite total Trust costs marginally decreasing (primarily due to reduced repairs and maintenance).
- Unitholder distributions, being 100% of distributable profit⁽¹⁾, were 20.42 cents per unit for the year compared to 21.69 cents per unit for FY23.
- Net assets of \$101.131 million with an unused debt facility of \$14.999 million.

Financial summary

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| Rental revenue and other income | 25,518 | 26,291 |
| Operating expenses | 10,175 | 10,565 |
| Earnings before interest, taxes, depreciation and amortisation (EBITDA) | 15,343 | 15,726 |
| Depreciation and amortisation | 5,071 | 4,897 |
| Interest expense on financial liabilities measured at amortised cost | 104 | 87 |
| Distributable profit⁽¹⁾ / Profit before finance costs⁽²⁾ attributable to unitholders | 10,168 | 10,742 |
| Finance costs ⁽²⁾ attributable to unitholders | 5,084 | 5,371 |
| Profit for the year | 5,084 | 5,371 |
| Basic and diluted earnings per unit | Cents per unit | Cents per unit |
| Earnings per unit | 20.42 | 21.57 |
| Distribution per unit | 20.42 | 21.69 |

- (1) Basis of preparation: Distributable profit is a non-IFRS measure that is determined in accordance with the Trust Constitution and used as the basis for determining distributions to unitholders. Distributable profit is determined as net profit for each half year, adding back distributions to unitholders which have been treated as finance costs in accordance with IFRS. The distributable profit has been audited by Grant Thornton Audit Pty Ltd. Refer to the auditor's report for the year ended 31 December 2024 on page 37.
- (2) Under Australian Accounting Standards, the first 50% of distributable profit is treated as "finance costs attributable to unitholders", with the remaining 50% treated as profit.

Total Trust operating expenses in FY24 were less than FY23 (which was impacted by the reimbursement in relation to the Dome tenancy) primarily due to lower costs in respect of major maintenance, which more than offset increased depreciation and inflation-driven increases in insurance premiums and other costs.

Unit distribution

The directors have declared a distribution for the six months to 31 December 2024 of \$5.832 million (11.71 cents per unit) (FY23: \$6.101 million; 12.25 cents per unit). The record date was 31 December 2024, and payment will be made on 12 March 2025.

The Trust continued its policy of distributing 100% of its distributable profit⁽¹⁾.

| | 2024 Cents per unit | 2023 Cents per unit |
|------------------------------|------------------------|------------------------|
| Period 1 January to 30 June | 8.71 | 9.44 |
| Period 1 July to 31 December | 11.71 | 12.25 |
| Total | 20.42 | 21.69 |

Undistributed income account

The undistributed income account balance as at 31 December 2024 is 20.12 cents per unit, or \$10.022 million in total.

Trust statement of financial position

The Trust's financial position remains healthy. The Trust has adequate working capital, meets all liquidity requirements, and continues to operate as a going concern.

During the year, the Trust's interest only term loan facility with the Bank of Queensland was renegotiated. As at 31 December 2024, the facility was \$15.000 million with an expiry of 30 June 2028. Only \$1,000 was drawn down at year-end, leaving an unutilised balance of \$14.999 million.

Capital investment

Capital expenditure during the year was carefully managed. Essential capital items acquired included:

- new gaming machines and other operational assets to enhance product offerings in respect of the casino;
- operational assets to enhance efficiencies and drive growth in respect of the hotel and food and beverage outlets; and
- safety upgrades, energy-saving technologies and lifecycle works (including those in respect of the Dome) to maintain the Reef Hotel Casino complex to ensure its value is enduring and it remains a desirable and safe venue to visit and work.

Board membership changes

The following changes to the board occurred during FY24 and to the date of this report:

- Ms Sarah Derry resigned as non-executive director on 31 January 2024;
- Ms Abigail Cheadle was appointed independent non-executive director on 19 March 2024;
- Mr Adrian Williams was appointed non-executive director on 27 May 2024;
- Ms Wendy Morris was appointed Chair, replacing Mr Philip Basha, effective 1 June 2024;
- Ms Abigail Cheadle was appointed Chair of the Compliance, Audit & Risk Committee, replacing Ms Wendy Morris, effective 1 June 2024;
- Mr Steven Lake was appointed alternate director for Mr Philip Basha on 19 March 2024 and alternate director for Mr Adrian Williams on 20 June 2024.

REVIEW OF PERFORMANCE AND STRATEGY AT REEF HOTEL CASINO BY CHIEF EXECUTIVE OFFICER (CEO), TRUST

Brad Sheahon, CEO of the Responsible Entity of the Trust, provides a review of the performance of the Operator of the Reef Hotel Casino, Casinos Austria International (Cairns) Pty Limited (CAIC):

Trading performance and operating conditions

- Local and domestic markets held up well for the complex. International tourism has still not recovered to pre-pandemic levels.
- Aggregate complex revenues derived by the Casino and Hotel were 1.8% higher than the prior comparative period.
- Regulatory change and inflationary pressure have led to increased costs, particularly in respect of the supervisory levy, compliance risk management maturity improvements and payroll, resulting in less rental income to the Trust during the current period.

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|---------------------------------|--------------------|--------------------|
| Rental to Trust | | |
| Casino rental to Trust | 21,470 | 22,825 |
| Hotel and other rental to Trust | 3,768 | 3,106 |
| Total rental to Trust | 25,238 | 25,931 |

A summary of operations follows:

| Casino | Comment on results |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visitation Increased by 1.5% ⁽³⁾ | Visitation drives revenues throughout the Reef Hotel Casino. The increase was primarily driven by local and domestic visitors with proportionally fewer international guests. |
| Electronic gaming Revenues increased by 3.2% ⁽³⁾ | Electronic gaming is the biggest contributor to rentals paid to the Trust. Electronic gaming continued to perform well due to ongoing patron support from local and domestic markets. |
| Table gaming Revenues decreased by 8.3% ⁽³⁾ | Grind table gaming results were marginally better than the prior year. However, the premium play result was lower due to a lower win rate and fewer premium players visiting compared to FY23. Table gaming was primarily supported by local and interstate visitors. |
| Hotel | Comment on results |
| Rooms Revenues increased by 3.9% ⁽³⁾ | Strong bookings from intra and interstate visitors continued. |
| Food & beverage Revenues increased by 5.5% ⁽³⁾ | Ongoing promotions, functions and live entertainment resulted in continuing strong visitation and activity leading to more sales from the food and beverage outlets. |

(3) Compared to prior comparative period (FY23).

Key Strategies

As a flagship attraction for the destination of Cairns, Reef Hotel Casino strategies focus on:

- marketing the complex as a “must see, must visit” destination, working closely with the tourism industry;
- targeting of premium players, both local and visitors, for table games; and
- marketing of the hotel through the Accor network and destination promotions.

Complex cost control

The Executive Leadership Team at the Reef Hotel Casino managed operating costs including new regulatory requirements, labor, insurance and energy costs well, despite challenging market conditions.

Regulatory environment and risk management

Due to the passing of the *Casino Control and Other Legislation Amendment Act 2024* by the Queensland Parliament last year, the regulatory environment is changing. The implementation of this legislation will lead to the following:

- the acquisition of new gaming products and gaming-related technologies;
- the implementation of enhanced business practices and frameworks in respect of harm minimisation and compliance; and
- increased regulatory fees and associated costs.

The Operator is committed to the delivery of successful outcomes in respect of compliance and risk management in the following areas:

- casino regulatory compliance;
- harm minimisation and responsible service of gambling and alcohol;
- anti-money laundering and counterterrorism financing; and
- improvements in risk management maturity.

The Operator of the Reef Hotel Casino remains committed to exploring all opportunities to utilise and enhance the complex and the casino licence as productively and profitably as possible to deliver the best outcome for the Trust.

CHAIR'S SUMMARY AND OUTLOOK

Relationship between Trust and Operator

The Operator of the Reef Hotel Casino is Casinos Austria International (Cairns) Pty Limited (CAIC), jointly owned by Casinos Austria International Limited (CAIL) and Accor Casino Investments (Australia) Pty Limited (ACI). This longstanding relationship between the Trust as the owner of the Reef Hotel Casino complex and CAIC as the Operator continues to work well.

Risk management

The Trust's sole investment is the Reef Hotel Casino. Hence, it is exposed to the risks inherent in the ownership of a single asset located in Cairns.

The Trust remains positive regarding its longer-term trading while following an overall low risk appetite. The strategy is to drive future growth based on three key strategic areas: electronic gaming; table games including premium play; and hotel operations, supported by entertainment. The future performance of the Trust will primarily rely on the local economy and on tourism to Cairns, the Great Barrier Reef and the wider Far North Queensland region.

The casino industry is highly regulated. A significant change in casino-related legislation could have an impact on the economic trading at the complex. This risk is mitigated by monitoring government policy and engagement with the Queensland Government and gambling regulator.

There is increased oversight in relation to anti-money laundering and responsible gambling by the relevant authorities. The Board of the Responsible Entity continues to receive regular reporting from the Operator of the Reef Hotel Casino on a range of matters including implementation and management of the anti-money laundering and counter terrorism financing program and safer gambling and harm minimisation measures.

The Reef Hotel Casino, like all businesses in Cairns, is exposed to possible climate change risks, including severe weather events, the health of the Great Barrier Reef and the tourism industry. Whilst these risks are partially mitigated by emergency planning and local engagement, they could negatively impact insurance coverage and capital expenditures.

A brief outlook for the Trust in 2025

The Trust and the Operator of the complex will continue to adopt a long-standing overall low risk appetite.

The Trust's performance largely reflects the trading at the Reef Hotel Casino, with the main source of income being the rentals paid by the Reef Hotel Casino complex.

Ongoing inflation, elevated interest rates and lower international visitation to Cairns compared to pre-pandemic levels, continues to be challenging. Responding to ongoing heightened regulatory oversight will continue to require additional resourcing, including monitoring and management.

The international tourist market (particularly the Chinese market) is recovering, albeit slowly. The cruise ship market in Cairns is showing signs of growth and international and domestic airline capacity to the region continues to increase. Business events and conferences are showing strong forward bookings.

Trust expenditure and costs will remain a focus and capital expenditure will be carefully monitored and managed. The Trust will work closely with the Operator of the complex to properly maintain the property to retain, and where possible, improve its value.

In closing, I would like to thank my fellow board members, management and staff of the Trust, and the excellent work of the Operator of the Reef Hotel Casino for their efforts and contributions during 2024.

Wendy Morris
Chair

Reef Corporate Services Limited
Responsible Entity of the Reef Casino Trust
20 February 2025

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DIRECTORS' REPORT

The directors of Reef Corporate Services Limited, ABN 66 057 599 621, the Responsible Entity of Reef Casino Trust (the Trust) present their report together with the financial statements of the Trust for the year ended 31 December 2024 and the auditor's report thereon.

Directors

The directors of Reef Corporate Services Limited during the financial year or since the end of the financial year (except as otherwise stated) are:

- Ms Wendy Morris (Chair from 1 June 2024)
- Mr Allan Tan
- Mr Philip Basha (Chair until 31 May 2024)
- Mr Fritz Pühringer
- Mr Erwin van Lambaart
- Ms Abigail Cheadle (appointed 19 March 2024)
- Mr Adrian Williams (appointed 27 May 2024)
- Mr Steven Lake (alternate for Mr Basha since 19 March 2024 and Mr Williams since 20 June 2024)
- Ms Sarah Derry (resigned 31 January 2024)

Principal activities

The Trust is the owner and lessor of the Reef Hotel Casino complex, which is located in Cairns, North Queensland, Australia.

Significant changes in the state of affairs

There was no significant change in the nature of the activity of the Trust that occurred during the financial year under review.

Review and results of operations

Information in relation to the operation, financial position and business strategies and prospects for future years is contained in the Chair's Review commencing on page 1, which forms part of this Directors' Report.

Units on issue

Units on issue and movements in issued units are detailed in note 15 to the financial statements.

Distributions

Distributions are paid on a half-yearly basis.

The distribution of \$6.101 million (12.25 cents per unit) in respect of the six-month period ended 31 December 2023 as reported in the 2023 Annual Report was paid on 13 March 2024.

The distribution of \$4.337 million (8.71 cents per unit) in respect of the six-month period ended 30 June 2024 was paid on 11 September 2024.

The directors have declared a distribution of \$5.832 million (11.71 cents per unit) in respect of the six-month period ended 31 December 2024 to be paid on 12 March 2025 (note 6).

Interests of the Responsible Entity

Reef Corporate Services Limited holds no units either directly or indirectly in Reef Casino Trust. Associates of the Responsible Entity hold 35,918,661 units at 31 December 2024 (2023: 35,918,661 units).

Responsible Entity's remuneration

In accordance with the Trust Constitution, Reef Corporate Services Limited is entitled to receive:

- (i) Half yearly fees calculated as 0.375% of the value of net assets of the Trust (as defined in the Trust Constitution) as at the last day of the half year period just completed, paid quarterly, plus
- (ii) Half yearly fees calculated as the greater of \$37,500 indexed and a fee calculated on a sliding scale by reference to the value of gross assets (as defined in the Trust Constitution), payable within two months of the end of each half yearly period.

Reef Corporate Services Limited is also entitled to reimbursement of Trust expenses incurred on behalf of the Trust.

Set out below are the fees paid or payable by the Trust to the Responsible Entity during the year:

| | Dec 2024 \$ | Dec 2023 \$ |
|---------------------------------|----------------|----------------|
| Responsible Entity Fees | 1,342,524 | 1,277,662 |
| Reimbursement of Trust Expenses | 167,145 | 87,285 |

Likely developments

The Trust will continue as owner and lessor of the Reef Hotel Casino complex located in Cairns. The Trust will also consider appropriate opportunities aligned to its current investment in the Reef Hotel Casino complex.

Assets

The Trust had total assets of \$101.131 million as at 31 December 2024 (2023: \$102.552 million). The basis of measurement of the Trust's property, plant and equipment, which comprises most of the value of the total assets, is disclosed in note 11 to the financial statements.

Indemnities and insurance premiums for officers or auditors

Indemnification

Under the Trust Constitution, Compliance, Audit & Risk Committee members are entitled to be indemnified out of the Trust fund in respect of liabilities incurred in good faith through acting as a member of the Compliance, Audit & Risk Committee in successfully defending proceedings against them. The Responsible Entity is also entitled to be indemnified out of the Trust fund in accordance with the Trust Constitution. Since the end of the previous financial year, the Trust has not indemnified or made a relevant agreement for indemnifying against a liability any person who is or has been an officer of the Responsible Entity or an auditor of the Trust.

Insurance premiums

During the financial year, the Trust has paid premiums to insure current and former directors and officers of the Responsible Entity against liabilities arising due to work performed in their capacity as directors or officers of the Responsible Entity.

The insurance policy prohibits disclosure of the nature of the liability insured against and the amount of the premium.

Environmental regulation

The Trust's operations are not subject to any significant environmental regulations under either Commonwealth or State legislation. The Responsible Entity believes that the Trust has adequate systems in place for the management of its environmental requirements and is not aware of any material breach of those environmental requirements as they apply to the Trust.

Information in respect of Directors



Wendy Morris

Independent Non-executive Chair since 1 June 2024, Non-executive Director; director since 10 February 2022

Ms Morris has been a member of the Compliance, Audit & Risk Committee since 18 March 2022 and was Chair of the Compliance, Audit & Risk Committee from 18 March 2022 until 31 May 2024.

Since 1990, Ms Morris has been in management and marketing roles in the tourism industry in the Far North including hotels and resorts, attractions and reef vessels.

Through family companies, she has been involved in substantial property development in Port Douglas, the Mt Emerald Windfarm on the Atherton Tablelands as well as cattle and sugar cane properties.

Board appointments have included Tourism and Events Queensland, Tourism Port Douglas Daintree, Advance Cairns, Tourism Tropical North Queensland (Chair 2018-2020) the Great Barrier Reef Marine Park Authority and she is currently on the board of Cairns based shipping company Sea Swift.

She has been awarded the Marie Watson Blake Award for outstanding contribution by an individual by the Queensland Tourism Industry Council and Life Membership of Tourism Tropical North Queensland.

Ms Morris holds a BSc(Hons) and Grad Cert Mgmt (UNE) and is a graduate of Australian Institute of Company Directors.



Allan Tan

Non-executive Director since 29 September 2023, Executive Director from 28 March 2006 to 29 September 2023

Mr Tan was alternate member for Mr Pühringer of the Compliance Audit & Risk Committee from 19 February 2024 until 17 April 2024.

Mr Tan is also a Director of Casinos Austria International (Cairns) Pty Limited (CAIC), the Operator of the Reef Hotel Casino and a Director of Casinos Austria International Limited. Until 29 September 2023, he was the Executive Director of the Trust. He was previously the CEO of CAIC until 21 August 2020.

Mr Tan joined Casinos Austria International Limited in 1995 as Chief Financial Officer and Company Secretary. Since this time, he has held several positions within the group, including Chief Financial Officer and Company Secretary for Reef Casino Trust and Regional Manager (Australia, Asia Pacific) for Casinos Austria Group.

Mr Tan holds an honours degree in Commerce (Accounting) from the University of Birmingham, England. He is a member of the Institute of Chartered Accountants in England and Wales, Governance Institute of Australia and the Chartered Governance Institute.

Mr Tan also holds a number of directorships within the Casinos Austria Group. Prior to joining Casinos Austria, Mr Tan held positions as an auditor with (now) global audit firm Deloitte Touche Tohmatsu in London and Brisbane, as hotel-casino internal auditor with Hilton Hotels Inc. at Jupiters on the Gold Coast, Financial Controller and Company Secretary of Bond University on the Gold Coast.



Philip Basha

*Non-executive Director; director since 23 November 2020
Non-executive Chair from 18 March 2022 until 31 May 2024*

Mr Basha has been a member of the Compliance, Audit & Risk Committee since 30 September 2021 and was Chair of the Committee from 18 January 2022 until 18 March 2022.

Bringing over two decades of experience in the finance industry, Mr Basha is a seasoned finance executive with experience driving business performance, achieving strategic business outcomes and delivering consistent success managing multiple transactions including capital investments, merger and acquisition, divestments, restructures, and a range of transformation projects.

In 2003, Mr Basha joined Accor where he has held a number of positions and is currently Chief Financial Officer for the Premium, Midscale and Economy Brands in Middle East, Africa, Turkey and Asia-Pacific. He commenced his career at KPMG in 1999, where he spent five years as an auditor in its Consumer and Industrial Markets group. He holds a Bachelor of Economics (Accounting) from Macquarie University and is a member of Chartered Accountants Australia and New Zealand.



Fritz Pühringer

Non-executive Director since 11 May 2022

Mr Pühringer was a member of the Compliance, Audit & Risk Committee from 26 May 2023 until 17 April 2024.

He has over 15 years of management and controlling experience in the gaming, entertainment and hospitality sectors and has been Chief Executive Officer of Casinos Austria International since January 2022.

He joined the Casinos Austria and Austrian Lotteries Group in 2011 as Controller for the WINWIN VLT business unit and was also appointed Managing Director of WINWIN Slovakia in November of the same year. From January 2015 to December 2021, he served as Managing Director of the entire WINWIN business unit.

Prior to joining Casinos Austria, Mr Pühringer worked as financial controller for a number of renowned hotel groups.

A native of Austria, Mr Pühringer holds a Masters degree in Tourism Management.

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Erwin van Lambaart

Non-executive Director since 31 May 2023

Mr van Lambaart is a senior executive in the international Hospitality, Entertainment and Gaming Industry. He started his professional career in 1985 and held a variety of positions, including General Manager and Deputy General Manager, until 1995. From 1995 to 1998, he worked as Directeur Délégué Economy Hotels Holland & Sales and Marketing Manager Benelux. During this time, he also gained extensive international experience in the hotel industry at Accor Hotels. In his next chapter, from 1998 to 2011, he was the CEO of Joop van den Ende Theaterproducties / Endemol/ Stage Entertainment Netherlands, where he was also a Member of the Executive Board & Chief Content Officer of Stage Entertainment International from 2006-2012.

In 2012, he switched to the Dutch media and entertainment company Nieuwe Media BV, where he served as CEO until 2014. Next, he ran Sail Event Partners CV and ACE Concepts & Events BV as CEO from 2014 to 2016. In 2016, he took over as CEO of Holland Casinos NV, where he established himself as a proven casino and gaming expert.

On 14 March 2022, Mr van Lambaart moved to Austria and started in the position as Director of the Board of Casinos Austria AG and Österreichische Lotterien GmbH. From 1 April 2022, Mr. van Lambaart was appointed CEO of Casinos Austria AG and Österreichische Lotterien GmbH. The European Casino Association, representing 31 countries across Europe, appointed Mr van Lambaart as Chairman of the ECA on 7 February 2023.

Mr van Lambaart serves as member of the supervisory board of several organisations like Breda University of Applied Sciences (president), Sporthilfe Austria and has been a member of the Dutch Arts Council for 6 years.

He was awarded a knight hood in The Netherlands in 2016 for his continued work for many charitable organisations and arts, cultural and talent institutions.



Abigail Cheadle

Independent non-executive Director since 19 March 2024

Chair of the Compliance, Audit & Risk Committee from 1 June 2024

Ms Cheadle has been a member of the Compliance, Audit & Risk Committee since 17 April 2024 and Chair since 1 June 2024.

Ms Cheadle is currently a Non-Executive Director (NED) and Chair of Shiro Holdings Ltd (ASX: SHM), a NED of DXN Ltd (ASX:DXN) and a NED and Audit and Risk Committee Chair of LGI Limited (ASX:LGI). Previously she was a NED of the following ASX listed companies: Booktopia Group Ltd (ASX:BKG), Novatti Group Limited (ASX:NOV), Isentia Group Limited (ASX:ISD), QANTM Intellectual Property Limited (ASX:QIP) and SurfStitch Group Limited (ASX:SRF).

Ms Cheadle is a Chartered Accountant with experience working in Australia, Southeast Asia, Jordan, and Russia. Prior to her non-executive career, she ran practices for KROLL, KordaMentha, Deloitte and Ernst & Young working on turning around listed entities (most notably growing a listed Indonesian finance company from USD\$29 million to USD\$400 million over 5 years) and forensic accounting (which incorporated data analytics, and risk management consulting).



Adrian Williams

Non-executive Director since 27 May 2024

Starting his hotel career in Canada at the iconic Fairmont Banff Springs Hotel, Mr Williams has 30 years experience in hotel operations including 25 years with Accor.

Mr Williams has held various Senior Leadership positions within Accor. In 2018, he led the integration of Accor's acquisition of the Mantra Group, bringing more than 140 hotels and 6,500 team members to the group.

As Chief Operating Officer - Pacific, he now head's Accor's operations across the Pacific region with almost 400 hotels and ancillary businesses with 21,000 team members in Australia, New Zealand, Fiji and Hawaii.

Mr Williams holds a B.Bus in Catering and Hotel Management and a Masters of Marketing from Victoria University. He is a Board Member of the Australian Accommodation Association, and a long-standing board member of the Melbourne Convention Bureau.



Steven Lake

Non-executive Alternate Director for Philip Basha since 19 March 2024

Non-executive Alternate Director for Adrian Williams since 20 June 2024

Mr Lake is the Senior Vice President Finance, Premium, Midscale and Economy, for Accor Pacific with Mr Basha being promoted to Chief Financial Officer, Premium, Midscale and Economy, for Accor in the Middle East, Africa & Asia Pacific.

He has 29 years of experience at Accor and during this time, following a number of hotel and cluster Financial Controller roles, Mr Lake spent time as Corporate Asset Manager before then taking on the leadership of the operations finance functions in Australia.

In addition to his finance responsibilities, Mr Lake was leader of Procurement for 3 years and in his most recent role Mr Lake has led and been integral in growing Accor's Hospitality Services division incorporating Qantas Lounges and, more recently, Concierge, Cafés, Kiosks and 3rd spaces in Commercial Office towers. He is a member of the Graduate Australian Institute of Company Directors.

Sarah Derry

Non-executive Director from 28 March 2023 until 31 January 2024

Sarah Derry was the CEO of Accor Pacific. She joined Accor in April 2017 to lead Talent and Culture, before her appointment to CEO in February 2022. Sarah resigned from Accor, her last day being 28 February 2024.

Directors' interests

The relevant interests of each director of Reef Corporate Services Limited in the unit capital of the Trust at the date of this report are set out below:

| | Number of units held |
|-----------------------|----------------------|
| Ms Wendy Morris | - |
| Mr Allan Tan | 79,950 |
| Mr Philip Basha | - |
| Mr Fritz Pühringer | - |
| Mr Erwin van Lambaart | - |
| Ms Abigail Cheadle | - |
| Mr Adrian Williams | - |
| Mr Steven Lake | - |

Events subsequent to balance date

On 20 February 2025 the board of directors of the Responsible Entity, Reef Corporate Services Limited, declared a distribution of 11.71 cents per unit payable on 12 March 2025. This distribution totals \$5.832 million.

Other than as identified in this report, there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors, to affect significantly the operations of the Trust, the results of those operations, or the state of affairs of the Trust, in future financial years.

Lead auditor's independence declaration under section 307C of the Corporations Act 2001 (Cth)

The lead auditor's independence declaration is set out on page 40 and forms part of the directors' report for the year ended 31 December 2024.

Other assurance services

During the year, Grant Thornton, the Trust's auditors, performed certain other services in addition to their statutory audit duties. Details are shown in note 18 and are referred to as other assurance services.

The Board has considered these other assurance services provided during the year by the auditor and is satisfied that the provision of those other assurance services during the year is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001* (Cth) for the following reasons:

- All other assurance services were subject to the corporate governance procedures adopted by the Trust and have been reviewed by the Compliance, Audit & Risk Committee to ensure they do not impact upon the impartiality and objectivity of the auditor.
- The other assurance services do not undermine the general principles relating to auditor independence as set out in APES 110 *Code of Ethics for Professional Accountants*, as they did not involve reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the Trust, acting as an advocate for the Trust or jointly sharing risks and rewards

Rounding off

The Trust is of a kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* and in accordance with that Instrument, amounts in the financial statements and the directors' report have been rounded off to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the directors of Reef Corporate Services Limited:



Wendy Morris
Chair

Cairns
20 February 2025



Abigail Cheadle
Director

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STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2024

| | Note | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------------------------------------|------|--------------------|--------------------|
| Revenue and other income | | | |
| Revenue and other income | 7 | 25,518 | 26,291 |
| Total revenue and other income | | 25,518 | 26,291 |
| Expenses | | | |
| Depreciation and amortisation | 8 | 5,071 | 4,897 |
| Repairs and maintenance | | 2,766 | 3,154 |
| Property outgoings | | 1,482 | 1,454 |
| Insurance | | 2,249 | 2,078 |
| Rates and taxes | | 817 | 798 |
| Reimbursement to lessee | | - | 515 |
| Responsible Entity fees | | 1,343 | 1,278 |
| Responsible Entity director fees | | 211 | 128 |
| Other expenses | | 1,307 | 1,160 |
| Total expenses | | 15,246 | 15,462 |
| Profit from operating activities | | 10,272 | 10,829 |
| Finance costs attributable to unitholders | | 5,084 | 5,371 |
| Interest expense on financial liabilities measured at amortised cost | | 104 | 87 |
| Total finance costs | 9 | 5,188 | 5,458 |
| Profit for the year | | 5,084 | 5,371 |
| Other comprehensive income | | - | - |
| Total comprehensive income for the year | | 5,084 | 5,371 |
| Basic and diluted earnings per unit (cents) | 5 | 20.42 | 21.57 |

The statement of profit or loss and other comprehensive income is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2024

| | Note | Dec 2024 \$'000 | Dec 2023 \$'000 |
|---------------------------------------|------|--------------------|--------------------|
| Assets | | | |
| Cash and cash equivalents | | 3,186 | 7,345 |
| Trade and other receivables | 10 | 2,463 | 2,459 |
| Total current assets | | 5,649 | 9,804 |
| Trade and other receivables | 10 | 750 | 775 |
| Property, plant and equipment | 11 | 94,673 | 91,906 |
| Intangible assets | | 59 | 67 |
| Total non-current assets | | 95,482 | 92,748 |
| Total assets | | 101,131 | 102,552 |
| Liabilities | | | |
| Trade and other payables | 13 | 4,720 | 5,878 |
| Lease liabilities | | - | 104 |
| Total current liabilities | | 4,720 | 5,982 |
| Deferred income | | 9 | 9 |
| Loans and borrowings | 12 | 1 | 1 |
| Issued units - liability portion | 15 | 85,051 | 85,051 |
| Total non-current liabilities | | 85,061 | 85,061 |
| Total liabilities | | 89,781 | 91,043 |
| Equity | | | |
| Issued units - equity portion | 15 | 85,051 | 85,051 |
| Distribution account | 6 | 2,916 | 3,074 |
| Undistributed income | | 10,022 | 10,023 |
| Accumulated losses | | (86,639) | (86,639) |
| Total equity | | 11,350 | 11,509 |
| Total equity and liabilities | | 101,131 | 102,552 |
| Memorandum note - issued units | | | |
| Issued units - liability portion | | 85,051 | 85,051 |
| Issued units - equity portion | | 85,051 | 85,051 |
| Total issued units | | 170,102 | 170,102 |

The statement of financial position is to be read in conjunction with the accompanying notes.

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2024

| | Issued units \$'000 | Distribution account \$'000 | Undistributed income \$'000 | Accumulated losses \$'000 | Total \$'000 |
|--------------------------------------------|---------------------------|-----------------------------------|-----------------------------------|---------------------------------|-----------------|
| 1 January 2023 | 85,051 | 5,737 | 10,083 | (86,639) | 14,232 |
| Profit for the year | - | - | - | 5,371 | 5,371 |
| Other comprehensive income | - | - | - | - | - |
| Total comprehensive income | - | - | - | 5,371 | 5,371 |
| Transfer to distribution account | - | 5,371 | - | (5,371) | - |
| Transfer to undistributed income account | - | 60 | (60) | - | - |
| Distributions paid | - | (8,094) | - | - | (8,094) |
| 31 December 2023 | 85,051 | 3,074 | 10,023 | (86,639) | 11,509 |
| 1 January 2024 | 85,051 | 3,074 | 10,023 | (86,639) | 11,509 |
| Profit for the year | - | - | - | 5,084 | 5,084 |
| Other comprehensive income | - | - | - | - | - |
| Total comprehensive income | - | - | - | 5,084 | 5,084 |
| Transfer to distribution account | - | 5,084 | - | (5,084) | - |
| Transfer from undistributed income account | - | 1 | (1) | - | - |
| Distributions paid | - | (5,243) | - | - | (5,243) |
| 31 December 2024 | 85,051 | 2,916 | 10,022 | (86,639) | 11,350 |

The statement of changes in equity is to be read in conjunction with the accompanying notes.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2024

| | Note | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-----------------------------------------------------------|------|--------------------|--------------------|
| Cash flows from operating activities | | | |
| Cash receipts in the course of operations | | 27,961 | 29,288 |
| Cash payments in the course of operations | | (13,465) | (12,649) |
| Interest received | | 175 | 201 |
| Interest and other finance costs paid | | (104) | (88) |
| Net cash from operating activities | 17 | 14,567 | 16,752 |
| Cash flows from investing activities | | | |
| Payments for property, plant and equipment | | (8,184) | (6,716) |
| Proceeds on disposal of property, plant and equipment | | - | 11 |
| Net cash from investing activities | | (8,184) | (6,705) |
| Cash flows from financing activities | | | |
| Drawdown of loan | | 3,700 | - |
| Repayment of loan | | (3,700) | (199) |
| Principal elements of lease payments | | (104) | (98) |
| Distributions paid (equity portion and liability portion) | | (10,438) | (16,150) |
| Net cash from financing activities | 17 | (10,542) | (16,447) |
| Net decrease in cash held | | (4,159) | (6,400) |
| Cash and cash equivalents at 1 January | | 7,345 | 13,745 |
| Cash and cash equivalents at 31 December | | 3,186 | 7,345 |

The statement of cash flows is to be read in conjunction with the accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1. The Trust

Reef Casino Trust (the Trust) was established by a Trust Constitution dated 2 July 1993 as amended by supplemental deeds dated 30 November 1993, 19 September 1999, 31 May 2000, 8 August 2001, 14 April 2004, 29 June 2005 and as made by special resolution of unitholders on 27 May 2022 and 26 May 2023. The Trust is a registered managed investment scheme under the *Corporations Act 2001* (Cth). Reef Corporate Services Limited, a company domiciled in Australia, is the Responsible Entity of the Trust. The Trust is the owner and lessor of the Reef Hotel Casino complex in Cairns, North Queensland, Australia. The Trust is a for profit entity.

2. Basis of preparation

(a) Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001* (Cth). The financial statements of the Trust comply with International Financial Reporting Standards (IFRSs) adopted by the International Accounting Standards Board (IASB).

The financial statements were approved by the board of directors of the Responsible Entity on 20 February 2025.

(b) Basis of measurement

The financial statements are prepared on the historical cost basis.

(c) Functional and presentation currency

The financial statements are presented in Australian dollars, which is the Trust's functional currency.

In accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* amounts in the financial statements have been rounded off to the nearest thousand dollars, unless otherwise indicated.

(d) Use of estimates and judgements

The preparation of financial statements in conformity with AASBs 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 these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

At the reporting date the Trust does not have any key assumptions concerning the future, or other key sources of estimation uncertainty that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Information about judgements made in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

Note 11: Property, plant and equipment

Note 15: Issued units

3. Material accounting policies

The material accounting policies are set out below and throughout the notes to the financial statements and have been applied consistently to all periods presented in these financial statements unless otherwise stated.

(a) Standards issued but not yet effective

There are no new standards, amendments to standards and interpretations effective for annual periods beginning after 1 January 2024 that would have a material impact.

(b) Income tax

Under current Australian income tax legislation, the Trust is not subject to income tax, provided that certain legislative requirements regarding distribution are satisfied. Tax allowances for building and plant and equipment depreciation are distributed in the form of tax deferred amounts.

4. Segment information

The results and financial position of the Trust's single operating segment are prepared for the board on a basis consistent with Australian Accounting Standards and thus no additional disclosures in relation to the revenues, profit or loss, assets and liabilities and other material items have been made. Entity-wide disclosures are detailed below:

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|---------------------------------------|--------------------|--------------------|
| Rental income | | |
| Casino operations | 21,470 | 22,825 |
| Hotel and other non-casino operations | 3,768 | 3,106 |
| Total rental income | 25,238 | 25,931 |

Rental income is received from the lessee of the complex, Casinos Austria International (Cairns) Pty Limited, which is the Trust's only customer. All revenue received and non-current assets held are located in one geographical area - Australia.

5. Earnings per unit

Basic earnings per unit is calculated by dividing the profit or loss attributable to unitholders of the Trust by the weighted average number of the equity component of issued units outstanding during the period.

| | Dec 2024 Cents | Dec 2023 Cents |
|--------------------------------------------------------------------------|-------------------|-------------------|
| Basic and diluted earnings per unit | 20.42 | 21.57 |
| | Number | Number |
| Weighted average number of units (equity portion) for the year (note 14) | 24,900,518 | 24,900,518 |
| | \$'000 | \$'000 |
| Profit for the year | 5,084 | 5,371 |

6. Distributions

Distributable income

The Trust Constitution requires calculation of distributable income for each half yearly period commencing either on the first day of January or July and the amount transferred to a distribution account on the last day of such period. As the Trust must distribute at least 50% of net income for the period, this 50% is classified as a liability, and shown as an accrued liability on the statement of financial position (note 13). The remaining portion of the distribution is debited directly to equity and recognised as a liability in the period it is declared.

The proposed distribution for the six months ended 31 December 2024 was declared on 20 February 2025 and accounted for as follows:

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-----------------------------------------------------------------------|--------------------|--------------------|
| Distribution account (refer to statement of changes in equity) | | |
| Balance relating to issued units - equity portion | 2,916 | 3,074 |
| Accrued distribution (payables - note 13) | | |
| Balance relating to issued units - liability portion | 2,916 | 3,027 |
| Total of distribution accounts | 5,832 | 6,101 |

| | Dec 2024 | | Dec 2023 | |
|--------------------------------------------------|-----------------|-------------------|-----------------|-------------------|
| | Total \$'000 | Cents per Unit | Total \$'000 | Cents per Unit |
| Distributions paid and payable | | | | |
| Half year ended 30 June paid September | 4,338 | 8.71 | 4,701 | 9.44 |
| Half year ended 31 December paid / payable March | 5,832 | 11.71 | 6,101 | 12.25 |
| Total distributions paid/payable | 10,170 | 20.42 | 10,802 | 21.69 |

7. Revenue and other income

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-----------------------------------------------|--------------------|--------------------|
| Rental income | | |
| Base rent | 1,396 | 1,339 |
| Contingent rent | 23,842 | 24,592 |
| Total rental income | 25,238 | 25,931 |
| Interest received and receivable | | |
| Other persons | 74 | 129 |
| Related parties | 85 | 81 |
| Total interest received and receivable | 159 | 210 |
| Other income | | |
| Sundry income | 121 | 150 |
| Total revenue and other income | 25,518 | 26,291 |

Rental revenue is determined in accordance with the lease agreements relating to the Reef Hotel Casino and is made up of two components: a base rent and a contingent rental component. The base rental component is indexed on a yearly basis and recognised on a straight-line basis over the lease term. The contingent rental component is based on the performance of the lessee and is recognised when contractually due.

8. Expenses

Net profit includes the following specific expenses:

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------------------|--------------------|--------------------|
| Depreciation | | |
| Building | 1,793 | 1,812 |
| Plant and equipment | 2,445 | 2,252 |
| Total depreciation | 4,238 | 4,064 |
| Amortisation | | |
| Computer software | 31 | 31 |
| Site lease | 706 | 706 |
| Carpark lease | 96 | 96 |
| Total amortisation | 833 | 833 |
| Total depreciation and amortisation | 5,071 | 4,897 |
| Net loss on disposal of plant and equipment | 1 | 15 |

9. Finance income and expense

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------------------------------------|--------------------|--------------------|
| Recognised in profit or loss | | |
| Interest income on bank deposits | 74 | 129 |
| Interest income on financial assets measured at amortised cost | 85 | 81 |
| Total finance income | 159 | 210 |
| Interest expense on financial liabilities measured at amortised cost | (104) | (87) |
| Finance costs attributable to unitholders | (5,084) | (5,371) |
| Total finance expense | (5,188) | (5,458) |
| Net finance income (expense) | (5,029) | (5,248) |

The above finance income and expenses are in respect of assets and liabilities not at fair value through profit or loss.

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues in profit or loss using the effective interest method.

Finance costs comprise interest expense on borrowings calculated using the effective interest method, and the portion of distributions comprising 50% of net income (note 6).

10. Trade and other receivables

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|------------------------------------------|--------------------|--------------------|
| Current | | |
| Rent and interest receivable from lessee | 2,340 | 2,347 |
| Prepayments and other debtors | 98 | 112 |
| Security deposit | 25 | - |
| Total current receivables | 2,463 | 2,459 |
| Non-current | | |
| Financial assets - Loan to lessee | 750 | 750 |
| Security deposit | - | 25 |
| Total non-current receivables | 750 | 775 |

Financial assets represent a loan to the lessee which is measured initially at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. The loan is interest bearing at a rate of 11.33% (2023: 11.33%). For exposure to credit risk, see note 14.

11. Property, plant and equipment

(a) Reconciliation of carrying amount

| | Site lease \$'000 | Building & integral plant \$'000 | Plant & equipment \$'000 | Carpark lease right-of-use \$'000 | Work in progress \$'000 | Total \$'000 |
|---------------------------------------|-------------------------|-------------------------------------------|--------------------------------|--------------------------------------------|-------------------------------|-----------------|
| At 1 January 2023 | | | | | | |
| At cost or deemed cost | 53,000 | 74,873 | 66,045 | 382 | 630 | 194,930 |
| Accumulated depreciation/amortisation | (20,523) | (27,630) | (56,488) | (183) | - | (104,824) |
| Net carrying amount | 32,477 | 47,243 | 9,557 | 199 | 630 | 90,106 |
| Year ended 31 December 2023 | | | | | | |
| Opening net carrying amount | 32,477 | 47,243 | 9,557 | 199 | 630 | 90,106 |
| Additions | - | - | 1,202 | - | 5,500 | 6,702 |
| Disposals | - | - | (25) | - | - | (25) |
| Transfers from WIP | - | 2,825 | 2,081 | - | (4,917) | (11) |
| Depreciation / amortisation charge | (706) | (1,812) | (2,252) | (96) | - | (4,866) |
| Closing net carrying amount | 31,771 | 48,256 | 10,563 | 103 | 1,213 | 91,906 |
| At 31 December 2023 | | | | | | |
| At cost or deemed cost | 53,000 | 76,709 | 67,741 | 382 | 1,213 | 199,045 |
| Accumulated depreciation/amortisation | (21,229) | (28,453) | (57,178) | (279) | - | (107,139) |
| Net carrying amount | 31,771 | 48,256 | 10,563 | 103 | 1,213 | 91,906 |
| Year ended 31 December 2024 | | | | | | |
| Opening net carrying amount | 31,771 | 48,256 | 10,563 | 103 | 1,213 | 91,906 |
| Additions | - | 29 | 1,575 | - | 6,214 | 7,818 |
| Disposals | - | - | (1) | - | - | (1) |
| Transfers from WIP | - | 3,973 | 3,193 | - | (7,176) | (10) |
| Depreciation / amortisation charge | (706) | (1,793) | (2,445) | (96) | - | (5,040) |
| Closing net carrying amount | 31,065 | 50,465 | 12,885 | 7 | 251 | 94,673 |
| At 31 December 2024 | | | | | | |
| At cost or deemed cost | 53,000 | 80,226 | 70,854 | 382 | 251 | 204,713 |
| Accumulated depreciation/amortisation | (21,935) | (29,761) | (57,969) | (375) | - | (110,040) |
| Net carrying amount | 31,065 | 50,465 | 12,885 | 7 | 251 | 94,673 |

Operating leases as lessor

The Trust leases out the building and integral assets that comprise the Reef Hotel Casino to the Operator, CAIC, under separate operating leases. The net carrying value of the assets covered by the leases are as follows:

| | Site lease \$'000 | Building & integral plant \$'000 | Plant & equipment \$'000 | Carpark lease right-of-use \$'000 | Work in progress \$'000 | Total \$'000 |
|------|-------------------------|-------------------------------------------|--------------------------------|--------------------------------------------|-------------------------------|-----------------|
| 2023 | 31,771 | 48,256 | 10,563 | - | 1,213 | 91,803 |
| 2024 | 31,065 | 50,465 | 12,885 | - | 251 | 94,666 |

Included in the net carrying amount of property, plant and equipment are right-of-use assets as follows:

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------------|--------------------|--------------------|
| Site lease | 31,065 | 31,771 |
| Carpark lease | 7 | 103 |
| Total right-of-use assets | 31,072 | 31,874 |
| <i>Capital expenditure commitments</i> | | |
| Contracted but not provided for and payable: | | |
| Not longer than one year | 883 | 968 |

(b) Accounting policy

(i) Classification of building

Management has applied judgement in determining classification of the Reef Hotel Casino complex as property, plant and equipment. Due to the significant exposure of the Trust to the cash flows generated by the underlying operations of the complex, management has determined that the complex should be classified as property, plant and equipment.

(ii) Recognition and measurement

Site lease, buildings, integral plant, plant and equipment and work in progress are measured at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

(iii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Trust.

(iv) Depreciation

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognised in profit or loss (note 8).

The estimated useful lives for the current and comparative periods are as follows:

- Site lease 75 years
- Buildings and integral plant 15 - 73 years
- Plant and equipment 2 - 20 years

Depreciation methods, useful lives and residual values are reassessed at each annual reporting date and adjusted if appropriate.

(c) External valuation

At 31 December 2023 an independent valuation of the Trust's interest in the Reef Hotel Casino complex was carried out by CBRE Valuations Pty Limited. The complex was valued at \$161.0 million. The valuation was determined in line with the process set out below. The current use is considered to be the highest and best use. The Trust's interest in the complex, which is considered to be a single cash generating unit, comprises the building, site lease, casino licence and plant and equipment. The casino licence has a carrying amount of nil (2023: nil).

Valuation process

The Trust Constitution requires the Trust to obtain independent valuations of the complex at least once during every three years by an independent valuer. The valuation is used for disclosure purposes and also assists the Trust in determining whether there is any impairment of the cash generating unit or reversal of a previously recognised impairment.

The Trust Constitution requires that the valuation is based on the price at which a property might reasonably be expected to be sold at the date of valuation, assuming:

- i) a willing, but not anxious, buyer and seller; and
- ii) a reasonable period in which to negotiate the sale, having regard to the nature and situation of the property and the state of the market for property of the same kind; and
- iii) that the property was reasonably exposed to that market; and
- iv) that, except in relation to the Casino Licence, no account is taken of the value or other advantage or benefit, additional to market value, to the buyer incidental to ownership of property being valued; and
- v) that the Trust has sufficient resources to allow a reasonable period for the exposure of the property for sale; and
- vi) that the Trust has sufficient resources to negotiate an agreement for the sale of the property.

The valuer utilises industry recognised valuation methodologies. The discounted cash flow method derives the net present value by applying a selected discount rate to the five year cash flow forecast. The market capitalisation method capitalises the present value of the stabilised year forecast net income at a stabilised yield and deducts the present value of the income shortfall from the first year until the year of stabilisation.

As some of the inputs used in these valuation techniques are not based on 'observable market data' the valuation is classified as a level 3 in the fair value hierarchy.

(d) Impairment testing

The carrying amount is reviewed at each reporting date to determine whether there is any indication of impairment or that reversal of a previously recognised impairment may be required. If any such indication exists, then the asset's recoverable amount is estimated. This supplements the external valuation in the intervening years.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash generating units (CGU). The recoverable amount of an asset or (CGU) is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. Fair value less costs to sell is based on the external valuation.

Impairment losses are recognised in profit and loss if the carrying amount of the asset or its CGU exceeds the recoverable amount. Impairment losses recognised in respect of CGUs are allocated to reduce the carrying amount on a pro rata basis. An impairment loss is reversed only to the extent that the carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

(e) Leased assets**(i) Trust as lessee accounting policy**

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Trust. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

At the commencement date, the Trust measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Trust's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised. Additional rentals based on financial performance are not included in the measurement of lease liability and are recognised on a straight-line basis as an expense in profit or loss.

Subsequent to initial measurement, the lease liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in future lease payments resulting from a change in index or rate. When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

Right-of-use assets are measured at cost comprising the amount of the initial measurement of lease liability, any lease payments made at or before the commencement date less any lease incentives received, any initial direct costs, and restoration costs.

The Trust depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Trust also assesses the right-of-use asset for impairment when such indicators exist.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

In the statement of financial position right-of-use assets have been included in property, plant and equipment in the same line items as underlying assets of the same nature that are owned.

(ii) Site lease

The Trust paid \$53 million to the Queensland Government by way of a lump sum prepayment of the rental payable for the term of the lease (75 years) for the site on which the Reef Hotel Casino complex is situated. At 31 December 2024, the remaining term of the site lease was 44 years. The conditions of the lease are set out in the Cairns Casino Agreement which forms part of the *Cairns Casino Agreement Act 1993*. Negotiations for a further lease can take place during the last 10 years. The lease cannot be assigned or sublet without consent of the Minister. The site is required to be used for commercial purposes only.

(iii) Operating leases as lessor

The Trust leases out the Reef Hotel Casino under casino, hotel and ancillary facilities operating lease agreements which expire on 26 October 2029 and will automatically extend from year to year until 16 June 2054 subject to certain ownership conditions being met. Base rent is set out in the lease (and is indexed annually) and additional rent is based on financial performance.

The future minimum lease payments shown do not include rentals which are contingent on revenue of the operator, and do not include recovery of outgoing. The future minimum lease payments receivable under non-cancellable leases are as follows:

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| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-------------------------------------------------------|--------------------|--------------------|
| Less than one year | 1,396 | 1,339 |
| Between one and two years | 1,396 | 1,339 |
| Between two and three years | 1,396 | 1,339 |
| Between three and four years | 1,396 | 1,339 |
| Between four and five years | 1,396 | 1,339 |
| More than five years | 34,262 | 34,208 |
| Total future minimum lease payments receivable | 41,242 | 40,903 |

12. Loans and Borrowings

| | Facility available | | Facility used | | Facility unused | |
|------------------------------------|--------------------|----------------|----------------|----------------|-----------------|----------------|
| | 2024 \$'000 | 2023 \$'000 | 2024 \$'000 | 2023 \$'000 | 2024 \$'000 | 2023 \$'000 |
| Non-current | | | | | | |
| Bank loan - BOQ Limited | 15,000 | 13,500 | 1 | 1 | 14,999 | 13,499 |
| Total non-current bank loan | 15,000 | 13,500 | 1 | 1 | 14,999 | 13,499 |

The Trust's loans and borrowings are measured at amortised cost. For more information about the Trust's exposure to interest rate and liquidity risk, see note 14.

The Bank loan is secured by a registered first and second mortgage over the Special Lease (a Crown lease for a term of 75 years under which the Trust occupies the site on which the complex is built) and a first ranking fixed and floating equitable charge over the whole of the assets and undertakings of the Trust. The facility expires on 30 June 2028. The loan includes a debt service cover covenant of 2.25 times that needs to be complied with on a 12-month rolling basis tested on 30 June and 31 December. The Trust expects to comply with this covenant for the 12 months after the reporting date.

Interest is payable at a fixed margin over Bank of Queensland's cost of funds and is calculated daily on the drawn down value.

13. Trade and other Payables

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|------------------------------------------|--------------------|--------------------|
| Trade creditors and accruals - unsecured | 1,804 | 2,851 |
| Accrued distributions (note 6) | 2,916 | 3,027 |
| Total payables | 4,720 | 5,878 |

Payables are measured initially at fair value and subsequently measured at amortised cost using the effective interest method.

14. Financial instruments - fair values and risk management

The Trust has exposure to the following risks from its use of financial instruments: credit risk, liquidity risk and market risk.

Risk management framework

The board has overall responsibility for the establishment and oversight of the risk management framework. The board has established a Compliance, Audit & Risk Committee, with responsibilities including the review of risk management policies and reports. The Committee reports regularly to the board on its activities.

Credit risk

Credit risk is the risk of financial loss to the Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Trust's receivables from customers.

The carrying amount of financial assets represents the maximum credit exposure. The Trust's most significant customer, Casinos Austria International (Cairns) Pty Limited (lessee of the Reef Hotel Casino), accounts for \$3,090,311 of the receivables carrying amount at 31 December 2024 (2023: \$3,096,973). Details of the lease agreement are contained in note 11.

Liquidity risk

Liquidity risk is the risk that the Trust will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Trust's approach to managing liquidity is to use cash flow management and forecasts to ensure there is enough cash to meet liabilities when due.

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements.

| | Carrying amount \$'000 | Contractual cash flows \$'000 | Less than 1 year \$'000 | 1 to 2 years \$'000 | 2 to 5 years \$'000 |
|---------------------------------------------|------------------------------|-------------------------------------|-------------------------------|---------------------------|---------------------------|
| 31 December 2024 | | | | | |
| Non-derivative financial liabilities | | | | | |
| Trade creditors and accruals | 1,804 | 1,804 | 1,804 | - | - |
| Accrued distribution | 2,916 | 2,916 | 2,916 | - | - |
| Bank borrowings | 1 | 1 | - | - | 1 |
| Issued units - liability portion* | 85,051 | - | - | - | - |
| 31 December 2023 | | | | | |
| Non-derivative financial liabilities | | | | | |
| Trade creditors and accruals | 2,851 | 2,851 | 2,851 | - | - |
| Accrued distribution | 3,027 | 3,027 | 3,027 | - | - |
| Bank borrowings | 1 | 1 | 1 | - | - |
| Lease liabilities | 104 | 106 | 106 | - | - |
| Issued units - liability portion* | 85,051 | - | - | - | - |

* Future cash flows from the liability portion of issued units are dependent on the future income of the Trust (refer to note 15). Finance costs attributable to unitholders for the year ended 31 December 2024 totalled \$5,084,000 (2023: \$5,371,000).

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

Market risk

Market risk is the risk that changes in market prices, such as interest rates will affect the Trust's income. The Trust generally manages interest rate exposure by considering a balance of fixed interest debt to variable interest debt with some flexibility to adjust the ratio and investing excess cash at variable interest rates.

Interest rate risk

At the reporting date the interest rate profile of the Trust's interest-bearing financial instruments was:

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------|--------------------|--------------------|
| Variable rate Instruments | | |
| Financial assets | 3,936 | 8,095 |
| Financial liabilities | (1) | (1) |
| Total variable rate instruments | 3,935 | 8,094 |

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates would increase or decrease the Trust's finance income by \$39,000 (2023: \$81,000), finance costs by \$10 (2023: \$10) and profit for the year by \$20,000 (2023: \$40,000).

Fair values

The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

| | 31 December 2024 | | 31 December 2023 | |
|--------------------------------------------|------------------------------|-------------------------|------------------------------|-------------------------|
| | Carrying amount \$'000 | Fair value \$'000 | Carrying amount \$'000 | Fair value \$'000 |
| Assets at amortised cost | | | | |
| Cash and cash equivalents | 3,186 | 3,186 | 7,345 | 7,345 |
| Receivables | 3,213 | 3,213 | 3,234 | 3,234 |
| Total assets at amortised cost | 6,399 | 6,399 | 10,579 | 10,579 |
| Liabilities at amortised cost | | | | |
| Payables | 4,720 | 4,720 | 5,878 | 5,878 |
| Loans and borrowings | 1 | 1 | 1 | 1 |
| Issued units - liability portion | 85,051 | 72,212 | 85,051 | 80,180 |
| Total liabilities at amortised cost | 89,772 | 76,933 | 90,930 | 86,059 |

Interest rates used for determining fair value

The interest rates used to discount estimated cash flows are as follows:

| | Dec 2024 | Dec 2023 |
|----------------------|----------|----------|
| Receivables | 11.33% | 11.33% |
| Loans and borrowings | 7.02% | 8.04% |

Fair value hierarchy

The Trust uses the following hierarchy in determining and disclosing the fair value of a financial instrument:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (ie: as prices) or indirectly (ie: derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

(i) Current receivables and current payables

Due to the short-term nature of the Trust's current receivables and current payables, their carrying value is assumed to approximate their fair value.

(ii) Non-current receivables and loans and borrowings

The fair value of the Trust's non-current receivables and loans and borrowings is estimated as the present value of future cash flows (principal and interest), discounted at the market rate of interest at the reporting date. The inputs used are classified as level 2.

(iii) Issued units - liability portion

Fair value is based on the quoted market price per unit at the reporting date and is a level 1 input.

15. Issued Units

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|----------------------------------------------|--------------------|--------------------|
| 49,801,036 (December 2023: 49,801,036) units | | |
| Issued units - equity portion | 85,051 | 85,051 |
| Issued units - liability portion | 85,051 | 85,051 |
| Total issued units | 170,102 | 170,102 |

The number of issued units includes 740,000 (December 2023: 740,000) restricted founder units.

Founder units can only be transferred with consent of the founders and the Governor of Queensland and by making a binding covenant to be bound by the Foundation Agreement. Founder units cannot be encumbered.

Compound financial instruments - issued units

The Trust Constitution contains a contractual obligation to distribute at least 50% of Trust income for any income period. The issued units have therefore been classified as a compound financial instrument containing both a liability and an equity component. The liability component is measured at amortised cost using the effective interest method. As the fair value of future distributions cannot be ascertained with any certainty, the directors of the Responsible Entity have determined that the liability component comprises 50% of the value of total issued units with the equity component comprising the other 50% in line with the obligation to distribute 50% of Trust income.

16. Capital management

The Trust policy is to maintain the current level of issued units (2024: \$170,102,000; 2023: \$170,102,000). Capital requirements are assessed based on budgeted cash flows and capital expenditure commitments and are monitored on an ongoing basis. Should new funding be required for enhancement or for investment in new opportunities the Trust will consider an appropriate balance of new equity and/or debt funding. Surplus funds are used to repay debt.

The board sets the level of distributions to unitholders taking into account the requirements of the Trust Constitution which require that the Trust must distribute at least 50% of net distributable income for each half yearly period commencing either on the first day of January or July and the taxation legislation regarding Trust distributions. It is the board's current policy to distribute all of the Trust's distributable income.

17. Cash flow information

Reconciliation of cash flows from operating activities

| | Dec 2024 \$'000 | Dec 2023 \$'000 |
|-----------------------------------------------------------------------------|--------------------|--------------------|
| Profit for the year | 5,084 | 5,371 |
| <i>Adjustments for:</i> | | |
| Loss on disposal of property, plant and equipment | 1 | 15 |
| Finance costs attributable to unitholders | 5,084 | 5,371 |
| Depreciation and amortisation | 5,071 | 4,897 |
| Net cash from operating activities before changes in working capital | 15,240 | 15,654 |
| Changes in operating assets and liabilities | | |
| Decrease in receivables and other assets | 21 | 236 |
| (Decrease) / increase in payables | (694) | 862 |
| Net cash from operating activities | 14,567 | 16,752 |

Reconciliation of liabilities and associated equity balances arising from financing activities

| | Liabilities | | | Equity | |
|----------------------------|----------------|------------------------------|-----------------------------------|-----------------------------------|-----------------|
| | Loan \$'000 | Lease liability \$'000 | Accrued distribution \$'000 | Distribution account \$'000 | Total \$'000 |
| At 1 January 2023 | 200 | 202 | 5,713 | 5,737 | 11,850 |
| Cashflows | (199) | (98) | (8,057) | (8,094) | (16,447) |
| Distribution paid/payable | - | - | 5,371 | 5,431 | 10,802 |
| At 31 December 2023 | 1 | 104 | 3,027 | 3,074 | 6,205 |
| At 1 January 2024 | 1 | 104 | 3,027 | 3,074 | 6,205 |
| Cashflows | - | (104) | (5,195) | (5,243) | (10,542) |
| Distribution paid/payable | - | - | 5,084 | 5,085 | 10,170 |
| At 31 December 2024 | 1 | - | 2,916 | 2,916 | 5,833 |

18. Remuneration of auditors

During the year the following fees were paid or payable for services provided by the auditor of the Trust:

| | Dec 2024 \$ | Dec 2023 \$ |
|--------------------------------------|----------------|----------------|
| <i>Grant Thornton Audit Pty Ltd</i> | | |
| Audit of statutory financial reports | 91,155 | 88,065 |
| Other assurance services | 32,779 | 27,965 |
| Total auditor remuneration | 123,934 | 116,030 |

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19. Related party information

The Responsible Entity

The Responsible Entity of Reef Casino Trust is Reef Corporate Services Limited (ABN 66 057 599 621) which is jointly controlled by Casinos Austria International Limited and Accor Casino Investments (Australia) Pty Limited.

Key management personnel

| | Short-term salary and fees \$ | Post-employment superannuation benefits \$ | Total \$ |
|-------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------|----------------|
| 2024 | | | |
| Non-executive directors | | | |
| Wendy Morris | 125,583 | 14,204 | 139,787 |
| Allan Tan | - | - | - |
| Philip Basha | - | - | - |
| Fritz Pühringer | - | - | - |
| Erwin van Lambaart | - | - | - |
| Abigail Cheadle (appointed 19 March 2024) | 64,271 | 7,277 | 71,548 |
| Adrian Williams (appointed 27 May 2024) | - | - | - |
| Steven Lake (alternate director) | - | - | - |
| Sarah Derry (resigned 31 January 2024) | - | - | - |
| Executive | | | |
| Brad Sheahon (Chief Executive Officer) | 299,334 | 28,666 | 328,000 |
| Alison Galligan (Company Secretary) | 151,709 | - | 151,709 |
| Total remuneration | 640,897 | 50,147 | 691,044 |
| 2023 | | | |
| Non-executive directors | | | |
| Allan Tan (Executive Director until 29 September 2023) | 263,679 | - | 263,679 |
| Philip Basha | - | - | - |
| Wendy Morris | 83,000 | 8,923 | 91,923 |
| Fritz Pühringer | - | - | - |
| Erwin van Lambaart (appointed 31 May 2023) | - | - | - |
| Sarah Derry (appointed 28 March 2023, resigned 31 January 2024) | - | - | - |
| Benjamin Macdonald (retired 26 May 2023) | 32,661 | 3,429 | 36,090 |
| Executive | | | |
| Brad Sheahon (Chief Executive Officer – commenced 1 August 2023 formally appointed 29 September 2023) | 125,251 | 11,416 | 136,667 |
| Alison Galligan (Company Secretary) | 147,856 | - | 147,856 |
| Total remuneration | 652,447 | 23,768 | 676,215 |

Only directors who are not full-time executives of Casinos Austria International Limited group or Accor Asia Pacific group receive director fees which are reimbursed by the Trust.

The Responsible Entity has one employee, the Chief Executive Officer. The amounts disclosed above for roles other than the Chief Executive Officer have been reimbursed by the Trust to Casinos Austria International Limited, the employer of other executives involved in the management of the Trust (the amounts are based on an allocation of the executive's time spent on managing the affairs of the Trust).

The Responsible Entity determines remuneration levels and ensures they are competitively set to attract and retain appropriately qualified and experienced directors. This is determined by given trends in other public companies in the same industry.

None of the directors of the Responsible Entity has or has had any interest in the promotion of the Trust or in the property acquired for the purposes of the Trust other than the directors of the Responsible Entity who are entitled to receive directors' fees which are reimbursed by the Trust, as set out above.

During the financial year the Trust has paid premiums to insure current and former directors and officers of the Responsible Entity against liabilities arising as a result of work performed in their capacity as directors or officers of the Responsible Entity.

The insurance policy prohibits disclosure of the nature of the liability insured against and the amount of the premium.

Unitholdings of directors of the Responsible Entity

| Name | Balance at start of the year Number | Changes during the year Number | Balance at end of the year Number |
|----------------------------------------|----------------------------------------|-----------------------------------|--------------------------------------|
| Wendy Morris | - | - | - |
| Allan Tan | 79,950 | - | 79,950 |
| Philip Basha | - | - | - |
| Fritz Pühringer | - | - | - |
| Erwin van Lambaart | - | - | - |
| Abigail Cheadle | - | - | - |
| Adrian Williams | - | - | - |
| Steven Lake | - | - | - |
| Former Director | | | |
| Sarah Derry (resigned 31 January 2024) | - | - | - |

Responsible Entity's remuneration

| | Transaction value | | Balance outstanding | |
|--------------------------------------------------------------------------------------|-------------------|----------------|---------------------|----------------|
| | Dec 2024 \$ | Dec 2023 \$ | Dec 2024 \$ | Dec 2023 \$ |
| Fees paid or payable by the Trust to Reef Corporate Services Limited during the year | | | | |
| Responsible Entity fee | 1,342,524 | 1,277,662 | 678,136 | 701,943 |
| Reimbursement of Trust expenses | 167,145 | 87,285 | - | - |

Under the Trust Constitution, the Responsible Entity is entitled to fees amounting to:

- (i) Half yearly fees calculated as 0.375% of the value of net assets of the Trust (as defined in the Trust Constitution) as at the last day of the half year period just completed, paid quarterly, plus
- (ii) Half yearly fees calculated as the greater of \$37,500 indexed and a fee calculated on a sliding scale by reference to the value of gross assets (as defined in the Trust Constitution), payable within two months of the end of each half yearly period.

The Responsible Entity is also entitled to reimbursement of Trust expenses incurred on behalf of the Trust.

Other related parties

Casinos Austria International Limited and Accor Casino Investments (Australia) Pty Limited jointly control the lessee.

Reef Casino Investments Pty Ltd (jointly owned by Casinos Austria International Limited and Accor Casino Investments (Australia) Pty Limited) directly owns 50.2% (2023: 50.2%) of Reef Casino Trust.

Casinos Austria International Holding GmbH (the parent company of Casinos Austria International Limited) is incorporated in Austria and directly owns 11.37% (2023: 11.37%) of Reef Casino Trust.

Casinos Austria International Limited directly owns 5.53% (2023: 5.53%) of Reef Casino Trust and Accor Casino Investments (Australia) Pty Limited directly owns 4.86% (2023: 4.86%) of Reef Casino Trust.

Each of these entities is considered to be a related party and transactions and balances with these entities are summarised below.

| | Transaction value | | Balance outstanding | |
|---------------------------------------------------------------------------------------------------|-------------------|----------------|---------------------|----------------|
| | Dec 2024 \$ | Dec 2023 \$ | Dec 2024 \$ | Dec 2023 \$ |
| Aggregate amounts brought to account in relation to transactions with other related parties: | | | | |
| Rental income received from lessee | 25,238,069 | 25,930,705 | 2,333,113 | 2,339,756 |
| Interest on loan to lessee | 84,975 | 81,359 | 7,197 | 7,217 |
| Operating expenses paid by the Trust to the lessee and entities related to the Responsible Entity | 4,531,891 | 5,628,560 | 489,122 | 1,186,066 |
| Management fee to lessee | 189,625 | 137,110 | 40,654 | 33,902 |
| Distribution paid or payable | 7,431,703 | 9,675,539 | 2,098,257 | 2,178,348 |
| Aggregate amounts receivable/payable with related parties at balance date: | | | | |
| Current receivables | | | 2,340,310 | 2,346,973 |
| Non-current receivables | | | 750,000 | 750,000 |
| Current payables | | | 1,207,911 | 1,921,911 |
| Accrued distribution | | | 2,102,938 | 2,183,208 |

All of the above transactions were conducted under normal commercial terms and conditions, and where applicable, in accordance with lease agreements.

Controlling entity

DIRECTORS' DECLARATION

The ultimate chief parent entity is Reef Casino Investments Pty Ltd which is incorporated in Australia.

1. In the opinion of the directors of Reef Corporate Services Limited, the Responsible Entity of Reef Casino Trust:

- (a) the financial statements and notes that are set out in pages 14 to 35, are in accordance with the *Corporations Act 2001* (Cth), including:
 - (i) giving a true and fair view of the Trust's financial position as at 31 December 2024 and of its performance for the financial year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*; and
 - (b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.
2. The directors have been given the declarations required by Section 295A of the *Corporations Act 2001* (Cth) from the Chief Executive Officer and Executive Manager Finance for the financial year ended 31 December 2024.
3. The directors draw attention to note 2(a) to the financial statements which includes a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the directors of Reef Corporate Services Limited:



Wendy Morris
Chair

Cairns
20 February 2025



Abigail Cheadle
Director

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Independent Auditor's Report

To the Unitholders of Reef Casino Trust

Report on the audit of the financial report

Opinion

We have audited the financial report of Reef Casino Trust (the Trust), which comprises the statement of financial position as at 31 December 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year end then ended, and notes to the financial statements, including material accounting policy information and the Directors' declaration.

In our opinion, the accompanying financial report of the Trust is in accordance with the *Corporations Act 2001*, including:

- a giving a true and fair view of the Trust's financial position as at 31 December 2024 and of its performance for the year ended on that date; and
- b 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 Trust in accordance with the auditor independence requirements of 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 of the Trust, 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.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current period. These matters were addressed in the context of our audit of the financial

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report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

| Key audit matter | How our audit addressed the key audit matter |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Determination and recognition of revenue – note 7 | |
| <p>The Trust leases its facilities to a related party, Casinos Austria International (Cairns) Pty Ltd (the Lessee). Accordingly, the Trust’s rental revenue is determined in accordance with the lease agreements between the Trust and the Lessee.</p> <p>Rental revenue comprises two components: a base rent and a contingent rent. The base rent component is indexed yearly and recognised on a straight-line basis over the lease term.</p> <p>The contingent rent component is based on the financial performance and results of the Lessee and is recognised when contractually due. The contingent rent component comprises the majority of total rental revenue.</p> <p>This is a key audit matter given the financial significance to the Trust’s results, and the contingent nature of the revenue being based on the financial performance and results of the Lessee.</p> | <p>Our procedures included, amongst others:</p> <ul style="list-style-type: none"> • Assessing the design and implementation of management’s controls over the determination and recognition of rental revenue; • Analysing management’s calculation of rental revenue in accordance with the lease agreements and with the audited financial statements of the Lessee; • Agreeing whether the inputs to management’s calculation of contingent rental revenue are in accordance with the lease agreements and with the audited financial statements of the Lessee; • Assessing the appropriateness and sufficiency of the work performed on the Lessee’s financial statements for the relevant period by the Lessee’s auditor; and • Evaluating the disclosures in the financial statements for appropriateness and consistency with accounting standards. |

Information other than the financial report and auditor’s report thereon

The Directors of Reef Corporate Services Limited, the Responsible Entity of the Trust, are responsible for the other information. The other information comprises the information included in the Trust’s financial report for 31 December 2024, 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 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, 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 for the financial report

The Directors of the Responsible Entity of the Trust 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 of the Responsible Entity of the Trust are responsible for assessing the Trust’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 Trust or to cease operations, or have 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 year end financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar2_2020.pdf. This description forms part of our auditor's report.

Report on the audit of non-IFRS information

Opinion on the non-IFRS information

In our opinion, the non-IFRS information disclosed as distributable profit included in the Chair's review on pages 1 to 2 for the year ended 31 December 2024 is prepared, in all material respects, in accordance with the basis of preparation set out on page 1.

Responsibilities

The Directors of the Responsible Entity of the Trust are responsible for the preparation and presentation of the non-IFRS financial information with the basis of preparation set out on page 1 and for having regard to the guidelines set out in the ASIC Regulatory Guide 230: *Disclosing Non-IFRS Financial Information*. Our responsibility is to express an opinion on the non-IFRS financial information, based on our audit conducted in accordance with Australian Auditing Standards.

Grant Thornton Audit Pty Ltd
Chartered Accountants

S L Cram
Partner – Audit & Assurance
Cairns, 20 February 2025

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Auditor's Independence Declaration

To the Directors of the Responsible Entity of Reef Casino Trust

In accordance with the requirements of section 307C of the *Corporations Act 2001*, as lead auditor for the audit of Reef Casino Trust for the year ended 31 December 2024, I declare that, to the best of my knowledge and belief, there have been:

- a no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b no contraventions of any applicable code of professional conduct in relation to the audit.



Grant Thornton Audit Pty Ltd
Chartered Accountants



S L Cram
Partner – Audit & Assurance
Cairns, 20 February 2025

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CORPORATE GOVERNANCE STATEMENT

For the year ended 31 December 2024 As at 31 December 2024

The following Statement is by reference to the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations 4th Edition (the **Governance Principles**).

The Trust is an externally managed entity and therefore recommendations 1.1 to 1.7, 2.1, 2.2, 2.4, 2.5, 2.6 and 8.1 to 8.3 are not applicable. Notwithstanding this the Corporate Governance Statement describes relevant practices adopted by the board of the Responsible Entity to support the principles of corporate governance developed by the ASX Corporate Governance Council.

This Corporate Governance Statement is dated 31 December 2024 and was approved by the board on 20 February 2025. It reflects the corporate governance practices that were in place throughout the 2024 financial year, unless otherwise stated. In this statement, "the board" means the board of directors of the Responsible Entity of the Trust.

This corporate governance statement and other related information is available on the Trust's website <https://www.reefcasino.com.au/corporate-governance/>.

Role of the Responsible Entity and Board

Reef Corporate Services Limited is jointly owned by Casinos Austria International Limited (CAIL) and Accor Casino Investments (Australia) Pty Limited (Accor) who are substantial shareholders in the Trust.

The Responsible Entity's role is provided for in the Trust Constitution. Its role covers the provision of all corporate services in connection with the Trust, including investor relations, government and operator liaison, secretarial and administrative services, maintenance of financial and taxation records and statutory compliance plus overall corporate governance of the Trust, including the protection of unitholders' interests.

The responsibilities of the board and management are set out in the board charter which is available on <https://www.reefcasino.com.au/corporate-governance/>.

The responsibilities reserved for the board are:

- Final approval of the strategic plans of the lessee.
- Final approval of the annual budgets including capital expenditure of the Trust and lessee.
- Approving and monitoring the progress of major refurbishment programs, acquisitions or divestments.
- Approving the issue of securities and establishment of debt facilities.
- Approving the appointment of the Chief Executive Officer of the Trust, the Company Secretary and the external auditor (taking guidance from the Compliance, Audit & Risk Committee).
- Monitoring the performance of the Chief Executive Officer of the Trust.
- Monitoring the performance of the Operator of the complex.
- Distribution policy and approval of any distribution payment.
- Approving (taking guidance from the Compliance, Audit & Risk Committee) all half yearly and annual financial reports including the directors' report and corporate governance statement and any related announcements to the ASX or communications with unitholders.
- Approving corporate governance policies including code of conduct, continuous disclosure, trading in units and monitoring their effectiveness.
- Overseeing the integrity of the accounting and corporate reporting systems, including external audit (taking guidance from the Compliance, Audit & Risk Committee).
- Satisfying itself that the Responsible Entity has in place an appropriate risk management framework (for both financial and non-financial risks), setting the risk appetite and approving the risk management plan and policy.

- Monitoring (taking guidance from the Compliance, Audit & Risk Committee) the Trust's and Responsible Entity's obligations and compliance with relevant regulatory requirements.
- Considering the competencies of directors, board succession plans and board evaluations.
- Reviewing the remuneration framework for directors.
- Reviewing the diversity policy, monitoring performance against diversity objectives and reviewing and reporting on the proportion of men and women employed.
- Approving the statement of values.
- Whenever required, challenging Trust management and the operator of the complex and holding them to account.

Day to day management of the Trust and matters not specifically referred to have been delegated to the Chief Executive Officer but are subject to oversight by the board. The separation of responsibilities between the board and management is clearly understood and respected.

The Board of the Responsible Entity

At 31 December 2024, the board comprised seven directors (seven non-executive directors including the Chair). The names and skills, experience and relevant expertise of the directors in office at the date of this statement, and the length of office of each director, are set out in the directors' report on pages 6 to 13.

The constitution of the Responsible Entity reflects its joint ownership by CAIL and Accor and requires directors to be appointed as follows:

- Two directors may be appointed by the unitholders – Ms Morris and Ms Cheadle, both re-appointed by unitholders in 2024 who are considered independent. The board reviews their annual independence declarations against the criteria for independence set out in the board charter.
- Three directors may be appointed by CAIL – Mr Pühringer, Mr Tan and Mr van Lambaart, who are not considered independent; and
- Three directors may be appointed by Accor – at 31 December 2024 Accor had appointed two directors: Mr Basha and Mr Williams who are not considered independent. Mr Steven Lake is alternate director for both Mr Basha and Mr Williams.

The Reef Casino Joint Venture Shareholders Agreement provides that the number of votes able to be cast by directors representing each of CAIL and Accor is not affected by the number of directors present at the meeting.

In assessing the independence of a director, materiality is assessed on a case-by-case basis and having regard to each director's individual circumstances. No director is a professional adviser, supplier or customer of the Trust or Responsible Entity.

The Responsible Entity's constitution provides that each of the directors shall have regard to the following interests (in descending order of priority):

- the interests of the unitholders of the Trust as a whole;
- the interests of the person who has a right to appoint and remove the director except to the extent those interests conflict with the interests of unitholders as a whole; and
- the interests of the members of the Responsible Entity except to the extent those interests conflict with either or both of the interests of the unitholders of the Trust as a whole or the appointer.

Each director is able to seek independent professional advice at the Trust's expense, with prior approval of the Chair.

Directors appointed by the unitholders remain in office for a term of three years (unless removed earlier) and are then subject to re-election. The directors appointed by the unitholders may be nominated by unitholders holding not less than 5% of the total number of units on issue other than restricted units or by the board of directors. Before a candidate is nominated by the board consideration is given to the range of skills, experience, expertise and diversity that will best complement the board's effectiveness. All other directors remain in office until removed by their appointers.

All directors must be approved by the Minister responsible for the administration of the *Casino Control Act 1982 (Queensland)* before appointment.

Background checks are undertaken before the board appoints a director or executive or puts forward a candidate for election. Reference and background checks were conducted as part of the process to appoint Ms Cheadle including experience, education and criminal record. The notice of meeting for the 2024 annual general meeting set out relevant material information regarding each candidate's nomination for election of directors appointed by unitholders.

In 2024 there were no new executive appointments.

Each new director appointed undergoes an induction with the Chair and Chief Executive Officer, with management available for discussions as required. Directors maintain their skills and knowledge through regular management updates on accounting, tax, regulatory and corporate governance matters relevant to the Responsible Entity and the Trust, meetings held at the Reef Hotel Casino complex and periodic externally facilitated sessions on selected topics. Directors are provided with relevant corporate governance materials and policies in a board portal. The board considered whether there were any areas requiring training or professional development as part of the annual board evaluation.

Notwithstanding that recommendation 1.3 of the Governance Principles does not apply to the Responsible Entity the current directors have each signed a letter setting out the terms of their appointment. The Chief Executive Officer has an employment contract setting out the terms of his employment.

Company Secretary accountability

The Company Secretary is accountable directly to the board, through the Chair, in respect of all matters to do with the proper functioning of the board as set out in the board charter.

Diversity

As an externally managed entity the Trust is not required to have a diversity policy. The Trust has no direct employees. The Responsible Entity has one direct employee, the Chief Executive Officer, Mr Brad Sheahon. The Responsible Entity has a diversity policy available at <https://www.reefcasino.com.au/corporate-governance/> which includes requirements for the board to establish measurable objectives for achieving gender diversity of the board and executives of the Responsible Entity and to complete an annual assessment.

The ongoing objective is that when considering candidates for nomination to board and executive positions efforts will be made to identify and consider candidates who have a diverse range of attributes, including but not limited to gender.

Board and Executive performance assessments

The board continuously reviews its performance. On an annual basis the Chair leads a formal discussion during a board meeting evaluating the performance of the board, the Compliance, Audit & Risk Committee and individual directors. This was conducted on 3 December 2024 and also included an anonymous board survey.

The board continuously reviews the performance of executive management. For the Chief Executive Officer and Company Secretary, an annual review is completed by the Chair against agreed performance targets. The Chair conducted the reviews of the Chief Executive Officer and the Company Secretary in November 2024.

Board skills matrix

The board believes that it has an appropriate mix of skills and experience and is complemented by the Compliance, Audit & Risk Committee. Notwithstanding that recommendation 2.2 does not apply to the Responsible Entity the board has adopted a board skills matrix with the following skills: casino industry experience, hotel industry experience, corporate governance, financial, accounting and risk management, experience on the board of other listed entities, previous CEO experience, government and regulatory experience, local knowledge (Queensland) and commercial acumen. All these skills are represented on the current board.

Chair

The Chair of the board of directors of Reef Corporate Services Limited is appointed by agreement of the directors. Any of the directors may be appointed Chair. Ms Morris, an independent non-executive director was appointed Chair on 1 June 2024 taking over from Mr Basha, a non-executive director following Mr Basha completing his two year tenure as Chair. While not considered to be an independent director, whilst he was Chair, Mr Basha had the appropriate skills and experience to fulfil the responsibilities of the role.

The functions of the Trust's Chief Executive Officer, Mr Brad Sheahon remain separate from the functions performed by the Chair and are set out in the board charter.

Ethical and responsible decision making

Values

Our statement of values is available at <https://www.reefcasino.com.au/corporate-governance/>.

Code of conduct including anti-bribery and corruption

The code of conduct which applies to all employees and directors of the Responsible Entity, the Trust and the lessee is available at <https://www.reefcasino.com.au/corporate-governance/>. The code of conduct includes the practices necessary to maintain confidence in the integrity of the Responsible Entity, the Trust and the lessee and a number of matters including conflicts of interest, insider trading, confidentiality, anti-bribery and corruption, privacy, treatment of others, political contributions and gambling at The Reef Hotel Casino. It also sets out the practices necessary to ensure compliance with legislation relevant to an employee's responsibilities.

The board is kept informed of any material breaches of the code. There were none in 2024.

Whistleblower policy

The whistleblower policy is available at <https://www.reefcasino.com.au/corporate-governance/>. The board is kept informed of any material incidents reported under that policy. There were none in 2024.

Safeguard integrity in financial reporting

Compliance, Audit & Risk Committee

The members of the Compliance, Audit & Risk Committee during the financial year were:

| Name | Status | Meetings Attended |
|---------------------------------------------------------------------------------------|-------------------------------------|-------------------|
| Ms Wendy Morris (Chair until 31 May 2024) | Independent, non-executive director | 4 |
| Ms Abigail Cheadle appointed 17 April 2024 (Chair from 1 June 2024) | Independent, non-executive director | 3 |
| Mr Philip Basha | Non-executive director | 4 |
| Mr Fritz Pühringer until 17 April 2024 | Non-executive director | - |
| Mr Allan Tan (alternate member for Mr Pühringer) 19 February 2024 until 17 April 2024 | Non-executive director | 1 |

The Committee met four times during the year.

Details of directors' qualifications are set out in the directors' report on pages 6 to 13.

From 17 April 2024 the majority of the Committee are independent directors. Prior to that the structure of the Committee did not comply with recommendation 4.1(a) of the Governance Principles as the board had only one independent director and consequently there was not a majority of independent directors on the Committee.

Nevertheless, the board is confident that all committee members bring an independent mind to Committee matters. The Committee comprised a majority of external members (as defined in section 601 JB(1) of the *Corporations Act 2001* (Cth)).

All members of the board are invited to attend Committee meetings and commonly do attend.

The Committee charter is available from <https://www.reefcasino.com.au/corporate-governance/>. The responsibilities of the Compliance, Audit & Risk Committee include:

- Exercising a high level of due diligence in relation to the accuracy and completeness of:
 - the Trust's half-year and annual financial reports and any reports lodged with the ASX, and
 - the Responsible Entity's annual financial report and Australian Financial Services Licence (AFSL) audit requirements;
- Reviewing the performance, independence and timing of rotation of the Trust's external auditor;
- Recommending to the board the selection or replacement of the Trust's external auditor;
- Monitoring the audit plan, auditor's findings and provision of non-audit services for the Trust;
- Performing the functions of a compliance committee identified in the *Corporations Act 2001* (Cth) and the Compliance Plan;
- Reviewing the Trust's and Responsible Entity's risk management framework at least annually to satisfy itself that the risk management framework continues to be sound and that the Trust and Responsible Entity is operating with due regard to the risk appetite set by the board;
- Reviewing and recommending to the board the risk appetite statement, risk management plan and policy for the Trust, Responsible Entity and sub-lessee of the Reef Hotel Casino;
- Monitoring and reviewing reports from management on the effectiveness of the management of material business risks;
- Reviewing the external audit reports and any findings in respect of any breaches or weaknesses in internal controls relating to the compliance plan, Trust bank account, AFSL and any other external audit reports or material incident reports relating to risk management and consider the adequacy of management's planned corrective action;
- Considering the need for internal audit.

The external auditors, Executive Manager Finance, the Chief Executive Officer and other relevant experts attend committee meetings at the invitation of the Committee. The Committee meets at least twice per year. It is authorised to take such independent professional advice as it considers necessary.

Integrity of financial reporting

Before the board approved the Trust's financial statements for the half-year ending 30 June and the full-year financial period ending 31 December it received the declarations from the Chief Executive Officer and Executive Manager Finance that, in their opinion, the financial records of the Trust have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the Trust and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.

Integrity of periodic corporate reports

Processes are in place to verify the integrity of any periodic corporate reports (as defined in the Principles and Recommendations) released to the market that are not audited or reviewed by the external auditor. The processes include review by management against source documents and obtaining advice from legal, accounting or taxation advisors as necessary prior to approval by the board.

Make timely and balanced disclosure

The board has established a continuous disclosure policy to ensure the Trust complies with legal obligations and ASX Listing Rules and to ensure accountability at a senior level for that compliance. The Chief Executive Officer has primary responsibility for making sure that the Responsible Entity complies with its disclosure obligations for the Trust. The Company Secretary has primary responsibility for communications with the ASX.

A copy of the policy is available from <https://www.reefcasino.com.au/corporate-governance/>.

Directors receive copies of ASX announcements as they are made utilising the external notifications feature of the ASX Online Company Portal.

New and substantive investor or analyst presentation materials are released to the ASX ahead of the presentation. No new investor or analyst presentations were made in 2024.

Respect the rights of unitholders

Website

The website of the Trust is <https://www.reefcasino.com.au/reef-casino-trust/>. The website enables unitholders to obtain a range of information and includes links to the unit registry and ASX as well as a copy of this Corporate Governance Statement. The website is updated throughout the year as policies are reviewed.

Investor relations

The Trust's investor relations program involves:

- Engagement with unitholders at the Annual General Meeting (AGM).
- Responding to unitholder enquiries made from time to time.
- Occasional meetings with investors, generally conducted by the Chief Executive Officer.
- Informing the board of any significant comments or concerns raised by unitholders or their representatives.

The unitholder communications policy available from <https://www.reefcasino.com.au/corporate-governance/> aims to ensure that the unitholders are informed of all major developments affecting the Trust's state of affairs and to encourage participation at general meetings.

Annual general meeting

It is the Trust's usual practice to hold an AGM annually, generally in May. The board encourages full participation of unitholders to ensure a high level of accountability.

Transcripts of the Chair's address are released to the ASX before the commencement of the AGM. The notice of AGM informs unitholders of the opportunity to ask questions of either the board or the Trust's Auditor. The board intends to respond to as many of those questions as is practicable.

In 2024 resolutions were decided on a show of hands. While this does not comply with recommendation 6.4 of the Governance Principles no poll was considered necessary with the outcome consistent with the high number of proxies received in advance.

The engagement partner of the external auditor, Grant Thornton, attends the AGM and is available to answer questions from unitholders relevant to the audit.

Electronic communication

Unitholders may elect to receive the Trust's communications electronically. The Trust's unit registry provides unitholders with the option to update their details electronically. Unitholders have the option to send communications to the Trust and the unit registry electronically.

Recognise and manage risk

Risk management framework

The Compliance, Audit & Risk Committee and the board review the risk management framework at least annually. An internal review of the risk management framework was completed in December 2024. The board was satisfied that the framework continues to be sound and that the trust is operating with due regard to the risk appetite set by the board. The risk management framework is based on AS ISO 31000:2018 *Risk management - Guidelines* and has regard to ASIC Regulatory Guide 259 *Risk management systems of fund operators*. The risk management framework includes the risk appetite, risk management plans and supporting policies and procedures and encompasses:

- The Reef Hotel Casino complex.
- Compliance risks, including the Australian Financial Services Licence (AFSL)
- Operational and other risks for the Responsible Entity and Trust
- Financial reporting risks

The board requires management to maintain risk registers and be responsible for ongoing identification, assessment, monitoring and management of risk and reporting to the board via the Compliance, Audit & Risk Committee on the effective management of the Responsible Entity's and Trust's material business risks by interim and final (coinciding with sign off of the annual financial statements) reports on the effectiveness of the Responsible Entity's management of the material business risks. These reports include summaries of management's monitoring of internal controls and detail any external or Casinos Austria group / Accor Asia Pacific group internal audit report findings.

As a registered managed investment scheme, the Trust has a compliance plan which has been lodged with ASIC. The compliance plan sets out measures to ensure compliance with the Trust Constitution, the *Corporations Act 2001* (Cth), the AFSL and other material legislation and contracts. The compliance officer provides written reports to the Compliance, Audit & Risk Committee regarding compliance with the plan. The external auditor, Grant Thornton, conducts an annual audit of compliance with the compliance plan.

Internal audit

Given the small number of transactions the Responsible Entity and Trust does not have an internal audit function. However, the Trust's accounts are subject to half yearly external audit. The Casinos Austria and Accor Group have internal audit functions which may review aspects of the lessee's business as part of their annual program.

The board periodically engages external consultants or auditors to review aspects of its governance, risk management or internal control processes.

Environmental and social risks

The board considered environmental and social risks as a component of its ongoing review of the risk management framework.

The Trust's sole investment is the Reef Hotel Casino located in Cairns. The Trust is exposed to possible climate change risks affecting the region including weather events, the health of the Great Barrier Reef and the tourism industry. Whilst these risks are partially mitigated by emergency planning and local engagement they could negatively impact insurance coverage and capital expenditure.

The casino industry is highly regulated and there is increased oversight including in relation to anti-money laundering and safer gambling and harm minimisation. The operator of the Reef Hotel Casino maintains Anti-Money Laundering and Counter-Terrorism Financing (AML / CTF) Programs and a responsible gambling program to minimise the potential harm caused by gaming. The board receives regular reporting from the operator of the Reef Hotel Casino on a range of matters including continued management and monitoring of the AML / CTF Program and in relation to safer gambling and harm minimisation.

Remunerate fairly and responsibly

Details of the directors' remuneration are set out in note 19 to the financial statements. The Trust pays directors fees only to independent non-executive directors who are not full-time executives of Casinos Austria International group or Accor Asia Pacific group. Other non-executive directors receive no remuneration from the Trust.

The Trust pays the costs of the Chief Executive Officer. Other executives involved in the management of the Trust are employed by CAIL. The Trust reimburses a portion of the payroll related costs based on time spent on Trust management.

There are no equity-based remuneration schemes in operation. No retirement benefits are payable to directors other than statutory superannuation.

Details of the fees payable by the Trust to the Responsible Entity are contained in note 19 to the financial statements and in the Directors' Report on page 7.

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SECURITIES EXCHANGE INFORMATION

Substantial unitholders (at 28 February 2025, as disclosed in substantial holder notices)

| Name of substantial holder | Relevant interest Total units |
|-------------------------------------------------------------------------------------|----------------------------------|
| Casinos Austria Group | 33,416,908* |
| SAZKA Entertainment including ALLWYN Group (same interest as Casinos Austria Group) | 33,416,908* |
| Osterreichische Beteiligungs AG (same interest as Casinos Austria Group) | 33,416,908* |
| Accor Group | 28,221,803* |
| Gary Mauric | 4,500,000 |

*Includes the total units owned by Reef Casino Investments Pty Ltd, which is jointly controlled by Casinos Austria Group and Accor Group.

Distribution of unitholders (as at 28 February 2025)

| Range | Holders | Listed Units | Restricted Founder Units | % Issued Capital |
|------------------|--------------|-------------------|-----------------------------|---------------------|
| 1 - 1,000 | 1,551 | 456,796 | - | 0.92 |
| 1,001 - 5,000 | 468 | 1,155,576 | - | 2.32 |
| 5,001 - 10,000 | 102 | 792,936 | - | 1.59 |
| 10,001 - 100,000 | 139 | 3,718,971 | - | 7.47 |
| 100,001 and over | 19 | 42,936,757 | 740,000 | 87.70 |
| | 2,279 | 49,061,036 | 740,000 | 100.00 |

The number of Unitholders holding less than a marketable parcel of units (178 units) at 28 February 2025 was 712.

Restricted Founder Units (as at 28 February 2025)

| Unitholder | Number of Units | % of Total Units |
|--------------------------------------------------|-----------------|------------------|
| Casinos Austria International Limited | 370,000 | 0.74% |
| Accor Casino Investments (Australia) Pty Limited | 370,000 | 0.74% |

Twenty Largest Unitholders of Listed Units (as at 28 February 2025)

| Name | Number of Units | % of Total Units |
|-------------------------------------------------------------|------------------------|-------------------------|
| 1. Reef Casino Investments Pty Ltd | 25,000,000 | 50.20 |
| 2. Certane CT Pty Ltd <Casino Austria International GmbH> | 5,661,193 | 11.37 |
| 3. Mr Gary Mauric | 2,622,000 | 5.26 |
| 4. Casinos Austria International Limited | 2,385,715 | 4.79 |
| 5. Accor Casino Investments (Australia) Pty Limited | 2,051,803 | 4.12 |
| 6. Mr Gary Mauric | 1,785,000 | 3.58 |
| 7. BNP Paribas Nominees Pty Ltd <HUB24 Custodial Serv Ltd> | 547,552 | 1.10 |
| 8. Grace Gourmet Pty Ltd | 500,000 | 1.00 |
| 9. Mr Gary Mauric | 333,000 | 0.67 |
| 10. Mr Frank McFadden | 316,684 | 0.64 |
| 11. Miss Pak Dan Chow | 271,000 | 0.54 |
| 12. Mrs Elspeth Macdonald | 250,000 | 0.50 |
| 13. Mr Michael Issenberg | 220,000 | 0.44 |
| 13. Pannu Pty Ltd <Pannu Super Fund A/C> | 220,000 | 0.44 |
| 15. Mr Graham Bromilow Ambrose <Ambrose Super Benefits A/C> | 178,710 | 0.36 |
| 16. Goh Super Pty Ltd <The Goh Super Fund A/C> | 164,000 | 0.33 |
| 17. Saint George Investments Pty Ltd | 160,000 | 0.32 |
| 18. Mrs Rita Agata Mauric | 150,000 | 0.30 |
| 19. Mr William Coates Gair + Mrs June Verna Gair | 120,100 | 0.24 |
| 20. Burls Junior Pty Ltd | 100,000 | 0.20 |
| 20. John Hickey Consultants Pty Limited | 100,000 | 0.20 |
| | 43,136,757 | 86.60 |

Voting Rights

The voting rights are set out in Clause 29.9 of the Trust Constitution. On a show of hands every Unitholder who is present in person or by proxy and who was recorded on the register at the books closing date for that meeting as a holder of a unit carrying the right to vote at that meeting shall have one vote. On a poll every such Unitholder shall have one vote for each dollar value of the value of units held by that Unitholder determined in accordance with the provisions of the *Corporations Act 2001* (Cth).

On-Market Buy-Back

There is no current on-market buy-back.

TRUST DIRECTORY

Registered office of the Responsible Entity

Reef Corporate Services Limited
35 - 41 Wharf Street
CAIRNS QLD 4870
Telephone: (07) 3211 3000
Email: trust@reefcasino.com.au
www.reefcasino.com.au/trust
Owned 50% Casinos Austria Group & 50% Accor Group

Casinos Austria is a leading player in the global casino gaming industry. With a unique portfolio of casino development and management services, Casinos Austria has successfully realised more casino and gaming projects in more jurisdictions than any other operator worldwide.

Accor, a world-leading hospitality group, is present in 110 countries with more than 5,700 hotels and more than 840,000 rooms. With more than 330,000 team members in Accor brand hotels worldwide, the Group offers to its clients and partners over 50 years of know-how and expertise.

Directors of the Responsible Entity

Ms Wendy Morris (Chair)
Mr Allan Tan
Mr Philip Basha
Mr Fritz Pühringer
Mr Erwin van Lambaart
Ms Abigail Cheadle
Mr Adrian Williams
Mr Steven Lake (alternate for Mr Basha and Mr Williams)

Secretary of the Responsible Entity

Ms Alison Galligan

Compliance, Audit & Risk Committee of the Responsible Entity

Ms Abigail Cheadle (Chair)
Mr Philip Basha
Ms Wendy Morris

Solicitors to the Responsible Entity

Herbert Smith Freehills
Level 31
480 Queen Street
BRISBANE QLD 4000

Unit Registry

Computershare Investor Services Pty Ltd
Level 1
200 Mary Street
BRISBANE QLD 4000

GPO Box 2975
MELBOURNE VIC 3001

Telephone: 1300 552 270
www.investorcentre.com/contact

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Bankers

Bank of Queensland Limited
100 Skyring Terrace
NEWSTEAD QLD 4006

Auditors of the Trust

Grant Thornton Audit Pty Ltd
Level 13
Cairns Corporate Tower
15 Lake Street
CAIRNS QLD 4870

Securities exchange listing

Official list of the Australian Securities Exchange
ASX code: RCT

Sub-lessee of the Reef Hotel Casino complex

Casinos Austria International (Cairns) Pty Limited
35 - 41 Wharf Street
CAIRNS QLD 4870
Telephone: (07) 4030 8888
Owned 50% Casinos Austria Group & 50% Accor Group

The Reef Hotel Casino

35 - 41 Wharf Street
CAIRNS QLD 4870
Telephone: (07) 4030 8888
www.reefcasino.com.au

Unitholder enquiries

Please contact the Unit Registry if you have any questions about your unitholding or distributions



MUST SEE MUST VISIT

QUEENSLAND'S BIGGEST AND PREMIER LEISURE & ENTERTAINMENT COMPLEX NORTH OF BRISBANE

The Reef Hotel Casino

Try your luck at any of the electronic gaming machines or tables and experience the thrills and excitement, or adjourn to one of our many restaurant and bars for a well earned refreshment.

Offering 439 gaming machines, 38 gaming tables, TAB and Keno.

Open 7 days

Pullman Reef Hotel Casino

The Pullman Reef Hotel Casino features 128 luxury guest rooms and suites, each offering charm, elegance, and tranquillity.

The décor reflects the essence and lifestyle of Tropical North Queensland. Pullman's facilities include a swimming pool, spa and tour desk.



Multi award winning. Tamarind, the signature restaurant of the complex, continues to delight diners with an amazing array of delicious contemporary dining using the freshest of local ingredients. A flawless experience.



The entertainment hub of the complex, BAR36 offers a great venue to meet with friends. Transitioning from cool lounge music to a showroom equipped with the latest in AV production, enjoy the best in live music with a synchronised sound and light experience.



Delicious flavours inspired by the best in Asian Street Food, with local ingredients specially sourced by our team of chefs. Enjoy a selection of small share plates, larger plates and amazingly crafted deserts, in the historic surrounds of Customs House.



Choose from a great range of main fare, steaks from the grill, lighter meals, snacks, beverages and supper dishes.



Located on Level 2 of the complex, the Casino Sport Arena has a huge LED screen showing major sporting events, complemented by multiple high definition screens and luxury cinema style seating. The latest TAB and Keno facilities, gaming machines and table gaming makes this a unique entertainment venue.



Café chic at its best! Serving the finest boutique coffee and teas, you can treat yourself to the famous Pullman a la carte breakfast whilst people watching on the deck, or enjoy the cool comfort of the interior as it integrates through to the hotel lobby.

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CASINOS AUSTRIA INTERNATIONAL



pullman
HOTELS AND RESORTS

REEF HOTEL CASINO