

REEF CASINO TRUST

ARSN 093 156 293

APPENDIX 4E

Preliminary final report given to the ASX under listing rule 4.3A

This report is based on the financial statements audited by Grant Thornton Audit Pty Ltd and is not subject to any dispute or qualification.

Reporting period

Financial year ended 31 December 2024

Previous corresponding period

Financial year ended 31 December 2023

1. RESULTS FOR ANNOUNCEMENT TO THE MARKET

	Year ended 31 December 2024 \$	Year ended 31 December 2023 \$	% Change
Revenue from ordinary activities	\$25,518,000	\$26,291,000	Down 2.9%
Profit from ordinary activities after income tax attributable to members	\$5,084,000	\$5,371,000	Down 5.3%
Net profit for the period attributable to members	\$5,084,000	\$5,371,000	Down 5.3%
Distributable profit *	\$10,168,000	\$10,742,000	Down 5.3%

**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 34 of the attached.*

2. DISTRIBUTIONS

For the 6 months ended 31 December 2024	11.71 cents per unit (unfranked)
Record date for determining entitlements to distribution	31 December 2024

3. NET TANGIBLE ASSETS PER UNIT (NTA backing)

	As at 31 December 2024	As at 31 December 2023
Net tangible asset backing per unit (NTA backing) ¹	\$1.37	\$1.36

¹ Excludes Right-of-use assets.

4. EXPLANATIONS

Additional 4E disclosures, commentary and other significant information can be found in the attached financial report for the year ended 31 December 2024.

ANNUAL GENERAL MEETING

The annual general meeting will be held on 23 May 2025 at the Reef Hotel Casino, 35-41 Wharf Street, Cairns, Queensland, 4870.



REEF
CASINO TRUST

ARSN 093 156 293

FINANCIAL, DIRECTORS' AND AUDITOR'S REPORTS

31 December 2024

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 REEF CASINO TRUST

	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
	Cents per unit	Cents per unit
Basic and diluted earnings 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 34.

⁽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 Reef Casino Trust

20 February 2025

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:

Director

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.

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 Nieve 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 Shriro 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 Abigal 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 37 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 Financials/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

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 from 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

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	Dec 2023
Recognised in profit or loss	\$'000	\$'000
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	Dec 2023
	\$'000	\$'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 & equip- ment \$'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	Building & integral plant	Plant & Equip- ment	Carpark Lease right-of use	Work in progress	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'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 outgoings. The future minimum lease payments receivable under non-cancellable leases are as follows:

	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	Dec 2023
	\$'000	\$'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

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

Name	Short-term salary and fees	Post-employment superannuation benefits	Total
2024	\$	\$	\$
<i>Non-executive directors</i>			
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)	-	-	-
<i>Executive</i>			
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			
<i>Non-executive directors</i>			
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
<i>Executive</i>			
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.

Unit holdings 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	-	-	-
Ms Abigail Cheadle	-	-	-
Mr Adrian Williams	-	-	-
Mr 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

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

Directors' declaration

- 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 13 to 32, 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

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

www.grantthornton.com.au
ACN-130 913 594

Grant Thornton Audit Pty Ltd ACN 130 913 594 a subsidiary or related entity of Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389. 'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Limited is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389 and its Australian subsidiaries and related entities. Liability limited by a scheme approved under Professional Standards Legislation.

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	
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. 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. 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. 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.	Our procedures included, amongst others: - 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

Grant Thornton Audit Pty Ltd
Cairns Corporate Tower
Level 13
15 Lake Street
PO Box 7200
Cairns QLD 4870
T +61 7 4046 8888

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

www.grantthornton.com.au
ACN-130 913 594

Grant Thornton Audit Pty Ltd ACN 130 913 594 a subsidiary or related entity of Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389. 'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Limited is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389 and its Australian subsidiaries and related entities. Liability limited by a scheme approved under Professional Standards Legislation.