



ASX AND MEDIA RELEASE

29 August 2025

THE STAR ENTERTAINMENT GROUP FY25 RESULTS¹

The Star Entertainment Group Limited (ASX: SGR) (**The Star**, the **Group** or the **Company**) today announced its unaudited results for the full year ended 30 June 2025 (FY25).

SUMMARY

Financial Performance

- FY25 net revenue of \$1,187.5 million and EBITDA loss (before significant items) of \$77.1 million, in line with results published as part of The Star's quarterly reporting
- FY25 statutory net loss of \$471.5 million after significant items (post-tax) of \$212.4 million
- Trading performance materially deteriorated during FY25 reflecting the impact of regulatory reforms (including mandatory carded play and cash limits at The Star Sydney), implementation of The Star's remediation program and loss of market share
- Achieved previously announced \$100 million reduction in annualised cost savings². The Star will be seeking further cost-out opportunities in FY26
- The FY25 result reflects:
 - Partial contribution from Treasury Brisbane Casino, which closed on 25 August 2024³; and
 - Partial contribution from The Star Brisbane, which commenced its phased opening from 29 August 2024

Trading Update

- While overall trading performance deteriorated in FY25, activity in 2H FY25 stabilised with revenue broadly consistent in Q3 FY25 and Q4 FY25, although at depressed levels
- Soft trading conditions continued during July 2025, particularly at The Star Sydney. July Group revenue of \$92.1 million and EBITDA loss of \$7.4 million were slightly ahead of the Q4 monthly average in FY25
- The July 2025 result reflects the base operator fee for The Star Brisbane and does not include the benefit of the higher fixed monthly fee (~\$2 million benefit) which is now payable by Destination Brisbane Consortium (**DBC**) following the agreement signed with The Star's joint venture partners on 12 August 2025

¹ This release should be read in conjunction with The Star Entertainment Group Limited's FY25 Results Presentation and Appendix 4E for the twelve months ended 30 June 2025 (Preliminary Final Report (unaudited) and the unaudited Preliminary Financial Report)

² Based on annualised corporate cost run rate (excluding significant items) for the six months to 30 June 2025 compared to the annualised corporate cost run rate at August 2024

³ Full year contribution from Treasury Brisbane Hotel and Car Park

Liquidity

- As at 30 June 2025, The Star had available cash of \$234 million⁴
- During FY25, The Star accessed additional liquidity from multiple different sources:
 - Access to an additional \$100 million tranche from The Star's senior lenders under the Senior Facility Agreement (SFA) in December 2024, netting additional available cash of \$37.1 million⁵;
 - \$45 million of upfront cash from the transaction with The Star's joint venture partners to exit DBC and consolidate The Star's interest on the Gold Coast (among other asset swaps);
 - \$300 million strategic investment from Bally's Corporation (**Bally's**) and Investment Holdings Pty Ltd (**Investment Holdings**), of which \$233 million has been received; and
 - Asset sales including:
 - The Star Sydney Event Centre for ~\$60 million (proceeds received after lender and regulatory approvals); and
 - Treasury Brisbane Casino Building for ~\$60 million (proceeds retained in Disposal Proceeds Account secured in favour of The Star's lenders)
- Closing available cash at 25 August 2025 was \$189 million. This includes the impact of paying historical deferred casino taxes (~\$16 million) post 30 June 2025

Management Initiatives

- Over the past 12 months, The Star has taken a number of steps to access additional liquidity and address specific uncertainties, including:
 - Amending The Star's senior debt facility in November 2024 and securing covenant waivers with its existing lenders through to and including 30 June 2025;
 - Signing long form documentation with its joint venture partners to exit DBC, targeting completion of the DBC component of the transaction by 30 November 2025, which would include release of The Star from its parent company guarantee in favour of the DBC lenders (~\$0.7 billion The Star share);
 - Securing a \$300m strategic investment from Bally's and Investment Holdings;
 - Achieving targeted \$100 million in annualised cost savings;
 - Significant progress on the delivery of The Star's remediation plan;
 - Selling of non-core assets; and
 - Obtaining a 24-month deferral from the NSW Government for the reduction of daily cash limits from \$5,000 to \$1,000 across all NSW casinos

⁴ Comprises total cash and cash equivalents balance of \$267 million less \$33 million of Cage Cash. At 30 June 2025, the Group had total cash and cash deposits of \$364 million, comprising \$267 million of cash and cash equivalents plus \$97 million of non-current restricted deposits. Restricted cash includes proceeds from the sale of the Treasury Brisbane Casino building held in the Disposal Proceeds Account under the existing Senior Facility Agreement and cash backed Bank Guarantees. Cage Cash includes monies held physically on the gaming floor for the day-to-day operation of the casino gaming floor activities

⁵ The figure of \$37.1 million is comprised of the total \$100 million for Tranche 1 less \$59.5 million in proceeds from the Treasury Casino building sale which was placed in escrow less approximately \$3.4 million fees payable in respect of the drawdown of Tranche 1

Ongoing Material Uncertainty

- There remains material uncertainty regarding the Group's ability to continue as a going concern. Key interdependent events and initiatives in the near term which are critical to the Group's liquidity and financial outlook include:
 - the quantum and timing of the AUSTRAC penalty, with judgement expected to be released anytime from September 2025 onwards;
 - obtaining required financial covenant waivers from lenders, including for 30 September 2025;
 - completing the Bally's and Investment Holdings \$300 million strategic investment, including obtaining outstanding regulatory approvals and receipt of the remaining \$67 million from Bally's payable no later than 9 October 2025;
 - completing the transaction entered into with the joint venture partners to exit the DBC joint venture and consolidate the Gold Coast assets. The exit from DBC is dependent on the satisfaction of various conditions precedent, a number of which are outside the control of the Group, including releasing the Company from its parent company guarantee (~\$0.7 billion The Star share of drawn DBC debt);
 - the Group's ability to restore its casino licences. The Group is committed to deliver on the remainder of its remediation plan and has provided submissions on its suitability to hold a casino licence to the Office of Liquor and Gaming Regulation on 31 July 2025 and will provide submissions to the NSW Independent Casino Commission by 31 August 2025. The return to suitability is also dependent on satisfying our regulators that the Group has a pathway to a viable financial future; and
 - driving revenue growth through customer-focused initiatives and implementing further cost out during FY26.
- At the date of this release, there is no certainty that each of these matters can be satisfactorily resolved and in a sufficiently timely manner
- The Star has lodged its Preliminary Financial Report (unaudited) for the year ended 30 June 2025 which is in the process of being audited. The Group will include a detailed assessment of going concern considerations in its audited FY25 financial statements which it is targeting to lodge with the ASX by 30 September 2025

Comment from Group CEO and Managing Director

Group CEO and Managing Director, Steve McCann said: "I want to acknowledge the hard work and commitment of our team members in the face of the ongoing challenges of the Group. While there remains work to be done, I note the significant progress that the Group has made on its remediation journey to date and the implementation of regulatory reforms. The Group has sourced additional funding to enable The Star to continue to provide thousands of jobs and support tourism and entertainment in the markets in which we operate.

Our announcement today highlights a number of key interdependencies that are critical to the Group's future. The Group continues to require significant support from a range of its stakeholders including governments, regulators, lenders and investors. Without that support it will be difficult to navigate the various challenges facing the Group and to create a sustainable future for the business."

FY25 RESULTS

KEY FINANCIAL METRICS	FY25	FY24
Net revenue (normalised)	\$1,188m	\$1,678m
EBITDA	(\$77m)	\$175m
EBITDA Margin	(6.5%)	10.4%
EBIT	(\$142m)	\$54m
Share of net loss of associates	(\$48m)	(\$3m)
Net profit after tax (NPAT) (normalised)	(\$259m)	\$12m
Significant Items (net of tax)	(\$212m)	(\$1,697m)
Statutory NPAT	(\$472m)	(\$1,685m)

- Group revenue was down 29% on the prior corresponding period (pcp) reflecting challenging trading conditions due to regulatory reforms including mandatory carded play and cash limits at The Star Sydney, implementation of The Star's remediation program and loss of market share. The decrease also reflects the closure of the Treasury Brisbane Casino, and revenues from The Star Brisbane now being recognised as equity accounted profit / (loss) from associates
- Gaming revenue was down 37%. Excluding the Treasury Brisbane Casino closure, gaming revenue was down 22%
- Operating expenses declined by 10% or \$109 million to \$982 million, driven by the closure of the Treasury Brisbane Casino and The Star's cost-out program, partially offset by increased costs associated with investment in risk management, controls and IT
- Depreciation and amortisation expense declined by 46%, primarily reflecting the reduced asset base following prior year impairments
- Net funding costs increased by \$14 million (excluding Group funding costs in significant items), reflecting the revised debt package executed in November 2024 resulting in a fixed rate above the previous floating rates in FY24
- Significant items of \$212 million (after tax) are comprised of:
 - Impairment of The Star's investment in DBC;
 - Group funding costs;
 - Regulatory, fines, penalties, duty, consultant, legal and other costs;
 - Redundancy costs; and
 - Other costs associated with the transaction to exit DBC and profit on sale of assets

INVESTOR AND ANALYST CONFERENCE CALL

A briefing for investors and analysts hosted by Steve McCann, Group CEO & MD and Frank Krile, Group CFO will be held at 11am Australian Eastern Standard Time (AEST) today, Friday 29 August 2025.

Investors and analysts can pre-register for the call at the link below. Participants will receive a calendar invitation and a unique code which is to be quoted when dialing into the call.

Link: <https://s1.c-conf.com/diamondpass/10049768-br6hoi.html>

Authorised by: The Board of Directors

For further information:

Financial analysts and shareholders	Matthew Gregorowski Sodali & Co	Tel: +61 422 534 755
Media	Helen Karlis Sodali & Co	Tel: +61 404 045 325

KEY FINANCIALS – FY25

Statutory ⁶ (\$ million)	FY25	% chg vs pcp
Revenue	1,362.3	(18.8%)
EBITDA (before significant items)	(77.1)	nmf.
EBIT (before significant items)	(141.9)	nmf.
NPAT (before significant items)	(259.1)	nmf.
Earnings Per Share ⁷ (cents)	(16.4)	nmf.
Normalised ⁸ (\$ million)	FY25	vs pcp
Revenue		
- Sydney	685.0	(21.9%)
- Gold Coast	410.6	(10.0%)
- Treasury Brisbane	62.3	(81.9%)
- The Star Brisbane Operator Fee	29.6	N/A
EBITDA		
- Sydney	(47.7)	nmf.
- Gold Coast	21.8	(69.4%)
- Treasury Brisbane	(0.9)	nmf.
- The Star Brisbane net Operator Fee	(50.3)	N/A
EBIT		
- Sydney	(86.3)	nmf.
- Gold Coast	2.3	(93.4%)
- Treasury Brisbane	(6.6)	nmf.
- The Star Brisbane net Operator Fee	(51.3)	N/A
NPAT	(259.1)	nmf.
Dividend per share (cents)	FY25	vs pcp
Total dividends per share (fully franked)	N/A	N/A

⁶ Refer to Note A7 of the Financial Report for a reconciliation of significant items. Statutory revenue and expenses also include contracted cost recovery revenue associated with the DBC integrated resort joint venture (at cost, no margin) in relation to the supply of labour and other shared costs in respect of the portion of the DBC integrated resort operated by the Group

⁷ Earnings per share based on weighted average number of shares on issue

⁸ Normalised EBITDA and Normalised EBIT are before equity accounted investment profits / losses and significant items. Normalised NPAT is after equity accounted investment profits / losses and before significant items