

Partner Karen Evans-Cullen  
Contact James Fisher  
+61 400 838 133  
jdfisher@gtlaw.com.au  
Our ref 1061256



L 35, Tower Two, International Towers Sydney  
200 Barangaroo Avenue  
Barangaroo NSW 2000 AUS  
GPO Box 3810 Sydney NSW 2001  
T +61 2 9263 4000 F +61 2 9263 4111  
www.gtlaw.com.au

**12 September 2025**

The Manager  
Market Announcements Office  
ASX Limited  
Level 4, 20 Bridge Street  
Sydney NSW 2000

**FOR IMMEDIATE RELEASE TO THE MARKET**

Dear Sir/Madam

**Takeover bid by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) for Reef Casino Trust ARSN 093 156 293**

As you know, we act for Iris Cairns Property Pty Ltd (ACN 686055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Bidder**) in relation to its off-market takeover bid under Chapter 6 of the *Corporations Act 2001* (Cth) (**Corporations Act**) for all the units in Reef Casino Trust ARSN 093 156 293 (**RCT**) (**Offer**). We have been authorised by the sole director of Bidder to provide this notice.

Bidder has today commenced dispatch of its bidder's statement dated 29 August 2025 (which contains the Offer) (**Bidder's Statement**). The date of the Offer is 12 September 2025.

In accordance with section 633(1C)(c) of the Corporations Act (as inserted by *ASIC Corporations (Takeover Bids) Instrument 2023/683*), we enclose a copy of the Bidder's Statement and the electronic and physical access letters being dispatched today to the offerees under the Offer in accordance with section 110D of the Corporations Act.

The Offer is now open for acceptance.

Yours sincerely

**Karen Evans-Cullen**  
Partner  
+61 417 062 335  
[kevans-cullen@gtlaw.com.au](mailto:kevans-cullen@gtlaw.com.au)

**James Fisher**  
Lawyer  
+61 400 838 133  
[jdfisher@gtlaw.com.au](mailto:jdfisher@gtlaw.com.au)

For personal use only

# IRIS

**THIS IS AN IMPORTANT DOCUMENT AND REQUIRES YOUR IMMEDIATE ATTENTION**

If you are in any doubt as to how to deal with this document you should contact your broker, financial, legal, tax or other professional adviser immediately.

## BIDDER'S STATEMENT

# ACCEPT

### the unanimously recommended cash Offer by Iris

(offer made by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645))

to acquire all of your units in

Reef Casino Trust ARSN 093 156 293 ("RCT")

for

**\$3.87 cash per RCT Unit**

The Offer is unanimously recommended by the directors of Reef Corporate Services Limited ACN 057 599 621 (**RCSL**), the responsible entity of Reef Casino Trust, in the absence of a Superior Proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion.

The Offer closes at 7.00pm (Sydney time) on 13 March 2026, unless extended.



Legal adviser

If you have any questions in relation to the Offer, please contact the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time), Monday to Friday (excluding public holidays).

For personal use only

## Contents

IMPORTANT NOTICES	1
HOW TO ACCEPT THE OFFER	4
CHAIRMAN'S LETTER	6
1 WHY YOU SHOULD ACCEPT THE OFFER	8
2 SUMMARY OF OFFER AND HOW TO ACCEPT IT	12
3 INFORMATION ON IRIS GROUP	18
4 OVERVIEW OF RCT	20
5 SOURCES OF CONSIDERATION	24
6 INFORMATION ON RCT'S SECURITIES	26
7 INTENTIONS IN RELATION TO RCT	28
8 TAXATION CONSIDERATIONS	33
9 ADDITIONAL INFORMATION	37
10 THE TERMS AND CONDITIONS OF THE OFFER	42
11 DEFINITIONS AND INTERPRETATION	57
12 APPROVAL OF BIDDER'S STATEMENT	66

---

## IMPORTANT NOTICES

### BIDDER'S STATEMENT

This document is a Bidder's Statement issued by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Iris**) under Part 6.5 of the *Corporations Act 2001* (Cth) (**Corporations Act**). This Bidder's Statement is dated 29 August 2025 and includes an offer by Iris to acquire all RCT Units which it does not already own (**Offer**). This Bidder's Statement is an important document and you should read it in its entirety.

### ASIC

A copy of this Bidder's Statement was lodged with ASIC on 29 August 2025. Neither ASIC nor its officers take any responsibility for the content of this Bidder's Statement.

### INVESTMENT DECISIONS

In preparing this Bidder's Statement, Iris has not taken into account the individual objectives, financial situation or needs of individual RCT Unitholders. Accordingly, before making a decision as to whether or not to accept the Offer, you may wish to consult with your legal, financial, tax or other professional adviser.

### DISCLAIMER AS TO FORWARD LOOKING STATEMENTS

Some of the statements appearing in this Bidder's Statement may be in the nature of forward looking statements, which are statements that may be identified by words such as "may", "will", "would", "should", "could", "believes", "estimates", "expects", "intends", "plans", "anticipates", "predicts", "outlook", "forecasts", "guidance" and other similar words that involve risks and uncertainties. You should be aware that such statements are only predictions and are subject to inherent risks and uncertainties. Those risks and uncertainties include factors and risks specific to the industry in which RCT operates as well as general economic conditions, prevailing exchange rates, interest rates and conditions in the financial markets. Actual events or results may differ materially from the events or results expressed or implied in any forward looking statement.

None of Iris or any member of the Iris Group, any of the officers or employees of any of them, nor any persons named in this Bidder's Statement or any person involved in the preparation of this Bidder's Statement makes any representation or warranty (express or implied) as to the accuracy or likelihood of fulfilment of any forward looking statement, or any events or results expressed or implied in any forward looking statement, except to the extent required by law. You are cautioned not to place undue reliance on any forward looking statement.

The forward looking statements in this Bidder's Statement reflect views held only as at the date of this Bidder's Statement.

### INFORMATION ON RCT

The information on RCT and RCT's securities contained in this Bidder's Statement has been prepared by Iris using publicly available information and limited information made available to Iris by RCT. The information in this Bidder's Statement concerning RCT and the assets and liabilities, financial position and performance, profits and losses and prospects of RCT, has not been independently verified by Iris. Accordingly, Iris does not, subject to the Corporations Act, make any representation or warranty, express or implied, as to the accuracy or completeness of such information.

Further information relating to RCT's business may be included in the Target's Statement which RCT must provide to its unitholders in response to this Bidder's Statement.

### NOTICE TO FOREIGN RCT UNITHOLDERS

This Bidder's Statement and the Offer are subject to Australian disclosure requirements which may be different from those applicable in other jurisdictions. This Bidder's Statement and the Offer do not constitute an offer in any place in which, or to any person to whom, it would not be lawful to make such an offer.

The distribution of this Bidder's Statement and the making of the Offer may, in some countries, be restricted by law or regulation. Accordingly, persons who come into possession of this Bidder's Statement should inform themselves of, and observe, those restrictions. Any failure to comply with such restrictions may constitute a violation of applicable securities laws. The Bidder's Statement does not constitute an offer, and the Offer into being made, directly or indirectly, in or into and will not be capable of acceptance from within any jurisdiction, if to do so would not be in compliance with the laws of that jurisdiction.

If you are not an Australian resident taxpayer or are liable for tax outside Australia, you should seek specific tax advice in relation to the Australian and overseas tax consequences of accepting the Offer.

## **PRIVACY**

Iris has obtained your information from the RCT register of unitholders for the purpose of making this Offer, despatching the Offer and, if accepted, administering acceptances of the Offer in respect of Your RCT Units and for paying you any Offer consideration due to you. The Corporations Act requires the name and address of unitholders to be held in a public register. Iris has also been provided with your email address and communication preferences if these are recorded in the Register. Your information may be disclosed on a confidential basis to Related Bodies Corporate and external service providers of Iris and may be required to be disclosed to regulators such as ASIC.

If you would like details of information about you held by Iris, please contact Iris at level 16, 201 Sussex Street Sydney NSW 2000.

## **WEBSITES**

Iris maintains a website at <https://iriscapital.com.au/>, and RCT maintains a website at <https://www.reefcasino.com.au/reef-casino-trust/>. Information contained in or otherwise accessible through these websites is not part of this Bidder's Statement. All references to these websites in the Bidder's Statement are for information purposes only.

## **DEFINED TERMS**

A number of defined terms are used in this Bidder's Statement. Unless the contrary intention appears, the context requires otherwise or words are defined in section 11 of this Bidder's Statement, words and phrases in this Bidder's Statement have the same meaning and interpretation as in the Corporations Act.

## **EFFECT OF ROUNDING**

Figures, amounts, percentages, prices, estimates, calculations of value and fractions in this Bidder's Statement may be subject to the effect of rounding. Accordingly, the actual figures may vary from those included in this Bidder's Statement.

## **CURRENCIES**

In this Bidder's Statement, references to "Australian dollars", "AUD", "\$", "A\$" or "cents" are to the lawful currency of Australia.

## **MAPS AND DIAGRAMS**

Any diagrams and maps appearing in this Bidder's Statement are illustrative only and may not be drawn to scale. Unless stated otherwise, all data contained in charts, maps, graphs and tables is based on information available at the date of this Bidder's Statement.

## **TIME**

All references to time in this Bidder's Statement are to Australian Eastern Standard Time (AEST).

## **ENQUIRIES AND OFFER INFORMATION LINE**

If you have any questions in relation to the Offer, please call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time) Monday to Friday (excluding public holidays).

For personal use only

---

## HOW TO ACCEPT THE OFFER

If you accept the Offer, you may only do so in respect of all of Your RCT Units. Acceptances must be received before the end of the Offer Period.

Depending on the nature of your holding, you may accept the Offer in the following ways:

### ISSUER SPONSORED UNITHOLDERS (YOUR SRN STARTS WITH AN "I")

If Your RCT Units are held on RCT's issuer sponsored subregister:

- submit your acceptance via the Automic Investor Portal; or
- complete and sign the Acceptance Form which accompanies this Bidder's Statement (a copy is accessible from the Automic Investor Portal) in accordance with the instructions on the form and send it to the address set out on the form so it is received before the Offer closes.

### CHESS UNITHOLDERS (YOUR HIN STARTS WITH AN "X")

If Your RCT Units are in a CHESS Holding:

- submit your acceptance via the Automic Investor Portal; or
- complete and sign the Acceptance Form which accompanies this Bidder's Statement (a copy is accessible from the Automic Investor Portal) in accordance with the instructions on the form and send it to the address set out on the form, so that it is received in sufficient time for your Controlling Participant to effect acceptance before the Offer closes; or
- instruct your Controlling Participant (normally your broker) to accept the Offer on your behalf, before the Offer closes.

### PARTICIPANTS

If you are a Participant, acceptance of this Offer must be initiated in accordance with Rule 14.14 of the ASX Settlement Operating Rules before the Offer closes.

### AUTOMIC INVESTOR PORTAL

The Automic Investor Portal can be accessed at <https://investor.automic.com.au/#/home>.

To accept the Offer via the Automic Investor Portal:

- (a) click "Register" then select "Reef Casino Takeover Offer" from the dropdown list in the Issuer Name Field;
- (b) enter your Holder Reference Number (HIN or SRN) as shown on the top of your holding statement;
- (c) enter your postcode OR country of residence (only if outside Australia);
- (d) tick the box "I'm not a robot" and then select "Next";
- (e) complete the prompts to set up your username and password details; and
- (f) once you are logged in, select "Offers" from the left-hand vertical menu and follow the prompts.

Issuer Sponsored holders who already have an online account with Automic can sign into the Automic investor portal, click the "add holdings" button, select "Reef Casino Takeover Offer" from the dropdown list

and enter your SRN. Once your holdings have been linked, select “Offers” from the left-hand vertical menu and follow the prompts to accept the Offer.

CHESS holders who already have an online account with Automic can sign into the Automic Investor Portal, select “Offers” from the left-hand vertical menu and follow the prompts to accept the Offer.

#### **POSTAL ADDRESS FOR COMPLETED ACCEPTANCE FORMS**

##### **Mailing Address**

Automic Registry Services  
RCT Takeover  
GPO Box 5193  
Sydney NSW 2001

##### **Hand Delivery**

Automic Registry Services  
RCT Takeover  
Level 5, 126 Phillip Street  
Sydney NSW 2000

#### **FURTHER INFORMATION ON HOW TO ACCEPT THE OFFER**

Full details on how to accept the Offer are set out in section 10.3 of this Bidder’s Statement.

#### **KEY DATES**

Event	Date
Announcement Date (date that the proposed Offer was announced)	14 July 2025
Counter Proposal Announcement Date (date that the Counter Proposal was announced)	20 August 2025
Second Counter Proposal Announcement Date (date that the Second Counter Proposal was announced)	28 August 2025
Date of this Bidder’s Statement	29 August 2025
Date of Offer and Offer opens	12 September 2025
Date Offer closes (unless extended)	7.00pm (Sydney time) on 13 March 2026

## CHAIRMAN'S LETTER

29 August 2025

Dear RCT Unitholder,

I am delighted to have the opportunity to present Iris' offer to acquire all of your units in Reef Casino Trust (**RCT**).

If you accept the Offer, you will be paid \$3.87 cash for each RCT Unit that you hold, subject to the Offer becoming unconditional.

We believe the Offer represents a compelling proposition for RCT Unitholders because:

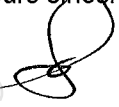
- The Offer represents a significant cash premium to the trading price of RCT Units on the ASX prior to the announcement of the Offer, being a 28.15% premium to the closing RCT Unit price of \$3.02 on 11 July 2025 (the Business Day before the announcement of the proposed Offer) and a 43.80% premium to the 3 month volume weighted average price of RCT Units to 25 February 2025 (the last trading day prior to RCT announcing that it had received a proposal from Iris) of \$2.6912 per unit;
- Being an all cash offer, Iris is providing certain value of your RCT units;
- The Offer has been unanimously recommended by the Independent Board Committee (**IBC**) established by the board of Reef Corporate Services Limited, in its capacity as responsible entity of RCT (**RCSL**) subject to:
  - there being no Superior Proposal;
  - the Regulatory Conditions being satisfied or not becoming incapable of being satisfied by the end of the Offer Period; and
  - the Independent Expert engaged by RCT determining that the Offer is either fair or reasonable or not fair but reasonable, and that certain other transactions contemplated by the Bid Implementation Agreement do not amount to a net benefit (**Reasonable Opinion**);
- RCT's two largest unitholders, Casinos Austria International Limited (**CAIL**) and Accor Casino Investments (Australia) Pty Ltd (**Accor**), who collectively have a relevant interest in more than 71% of the units in RCT, have stated that they intend to accept the Offer within 21 days after the opening of the Offer Period, in the absence of a superior proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion; and
- As at the date of this Bidder's Statement, no Superior Proposal to the Offer as presented in this Bidder's Statement has emerged and there is no other offer which is capable of acceptance by RCT Unitholders.

Details of our Offer, including its terms and conditions are set out in this Bidder's Statement. I encourage you to read the Bidder's Statement carefully and in full, together with the Target's Statement to be released soon by RCT, and to accept the Offer as soon as possible. In order to be valid, your acceptance must be received before 7.00pm (Sydney time) on 13 March 2026 which, unless extended, will be the closing date of the Offer.

To accept the Offer you should follow the instructions in this Bidder's Statement and on the accompanying Acceptance Form.

Thank you for your consideration of our Offer. We look forward to receiving your acceptance.

Yours sincerely



Sam Arnaout

For personal use only

---

## 1 WHY YOU SHOULD ACCEPT THE OFFER

The Offer provides significant benefits to you as a RCT Unitholder. The key reasons why you should accept the Offer are set out below. Detailed discussion of each of these points is also provided in the following pages.

- For personal use only
- ✓ **The Offer represents a significant and compelling premium to the undisturbed RCT Unit price prior to the NBIO Announcement Date** Section 1.1
  
  - ✓ **The IBC and all Directors unanimously recommend that you accept the Offer and all of the Directors intend to accept the Offer in respect of the RCT Units they hold or control after satisfaction of the Regulatory Conditions, in the absence of a Superior Proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion** Section 1.2
  
  - ✓ **RCT's two largest unitholders, CAIL and Accor, have stated that they intend to accept the Offer within 21 days after the opening of the Offer Period, in the absence of a superior proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion** Section 1.3
  
  - ✓ **You are being offered full cash consideration and certain value for Your RCT Units** Section 1.4
  
  - ✓ **Accepting this Offer removes risk that could affect the value of Your RCT Units over time** Section 1.5
  
  - ✓ **No Superior Proposal has emerged** Section 1.6
  
  - ✓ **RCT's unit price is likely to fall if this Offer is not successful and there is no comparable proposal** Section 1.7
  
  - ✓ **The Offer allows you to sell your entire unitholding in a stock which has relatively low trading liquidity** Section 1.5

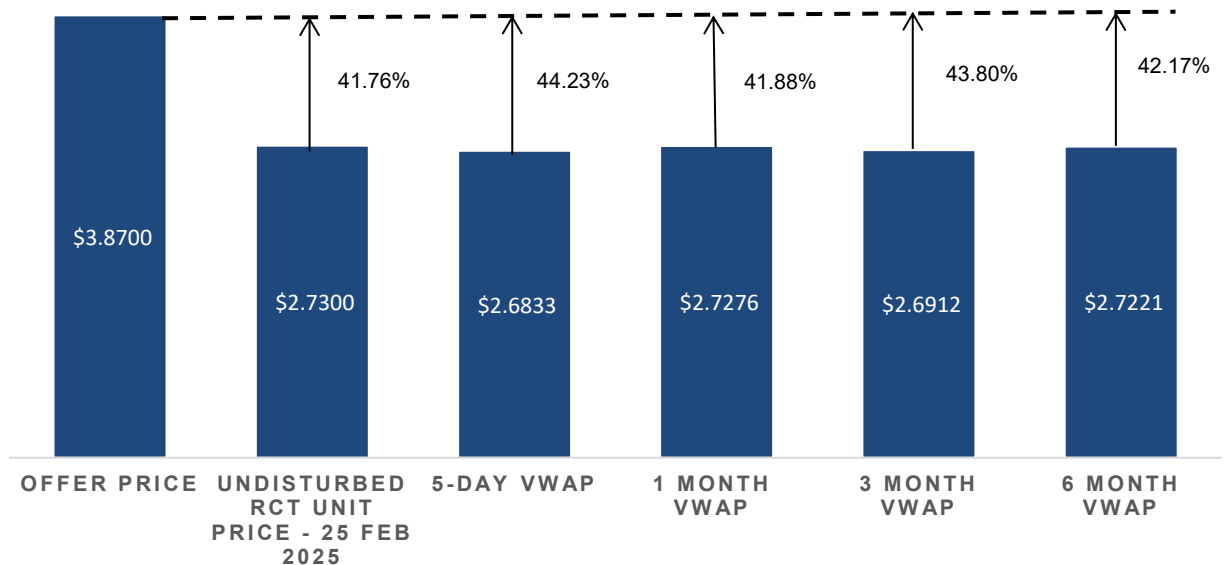
## 1.1 THE OFFER REPRESENTS A SIGNIFICANT AND COMPELLING PREMIUM TO THE UNDISTURBED RCT UNIT PRICE PRIOR TO THE NBIO ANNOUNCEMENT DATE

The Offer Price of \$3.87 cash per RCT Unit is a significant and compelling premium to the trading price of your RCT Units on the ASX prior to the RCT's announcement of the receipt of the Bidder's non-binding, conditional and indicative proposal to acquire all RCT Units made to the ASX on 26 February 2025 (**NBIO Announcement Date**). The Offer Price is also at a significant premium to the historic trading performance of RCT.

As shown in Figure 1 below, the Offer price of \$3.87 cash per RCT Unit represents:

- a premium of 41.76% to the closing price of Units on the 25 February 2025 of \$2.7300, being the last trading day that RCT Units traded on the ASX prior to the NBIO Announcement Date on 26 February 2025;
- a premium of 44.23% to the 5 day VWAP of RCT Units to 25 February 2025 of \$2.6833;
- a premium of 41.88% to the 1 month VWAP of RCT Units to 25 February 2025 of \$2.7276;
- a premium of 43.80% to the 3 month VWAP of RCT Units to 25 February 2025 of \$2.6912; and
- a premium of 42.17% to the 6 month VWAP of RCT Units to 25 February 2025 of \$2.7221.

**Figure 1: Premia analysis of the Offer price pre-NBIO Announcement Date**



Source: IRESS as at 28 August 2025

The Offer Price of \$3.87 cash per RCT Unit also represents a premium of 3.48% as at the close of trading on the Last Practicable Date (28 August 2025) of \$3.74 prior to the date of lodgement of this Bidder's Statement.

## 1.2 THE IBC AND ALL DIRECTORS UNANIMOUSLY RECOMMEND THAT YOU ACCEPT THE OFFER, IN THE ABSENCE OF A SUPERIOR PROPOSAL AND SUBJECT TO THE INDEPENDENT EXPERT GIVING (AND NOT REVOKING) A REASONABLE OPINION

The IBC and all RCT Directors unanimously recommend that you accept the Offer. The recommendation is subject to:

- there being no Superior Proposal;
- the Regulatory Conditions being satisfied by, or not becoming incapable of being satisfied before, the end of the Offer Period (provided that, in either case, ASIC has either consented to the withdrawal of the Offer or the Offer Period has ended and Iris is not required to proceed with the Offer); and
- the Independent Expert giving (and not revoking) a Reasonable Opinion.

### 1.3 MAJOR UNITHOLDERS INTEND TO ACCEPT, IN THE ABSENCE OF A SUPERIOR PROPOSAL

RCT's two largest unitholders, CAIL and Accor who collectively have a Relevant Interest in more than 71% of the units in RCT, have advised RCT of their support of the Offer, and have confirmed that they intend to accept the Offer in respect of all of their RCT Units within 21 days from the opening of the Offer Period in the absence of a superior proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion.

### 1.4 YOU ARE BEING OFFERED FULL CASH CONSIDERATION AND CERTAIN VALUE FOR YOUR RCT UNITS

Accepting the Offer will enable you to realise a certain and compelling value for Your RCT Units through 100% cash consideration.

If you accept the Offer and the Offer becomes unconditional, you will be paid \$3.87 cash for each of Your RCT Units, subject to the terms of the Offer.

### 1.5 ACCEPTING THIS OFFER REMOVES RISKS THAT COULD AFFECT THE VALUE OF YOUR RCT UNITS OVER TIME

RCT is subject to a number of risks.

If you accept this Offer, and if the conditions of the Offer are satisfied or waived, you will be paid cash for Your RCT Units and will no longer be exposed to the risks that could affect the trading price of RCT Units.

Some of these risks include:

- **Market volatility** – the Australian and international economic outlook and recent volatility in world markets may continue to impact upon movements in general levels of security prices on local stock markets (including RCT Units), inflation and interest rates that may impact upon RCT's business operations and the demand for listed securities (including RCT Units).
- **Exposure to the gaming and tourism market** – uncertainty in relation to economic conditions and the future outlook for the key markets in which RCT operates, such as the gambling and tourism markets.
- **Liquidity** – RCT Units have historically had relatively low trading liquidity on the ASX. Securities with low trading liquidity can be more difficult to sell on-market in a single transaction. The Offer provides you with an opportunity to dispose of all Your RCT Units in a single transaction for certain cash value at a compelling premium to historical trading prices.

### 1.6 NO SUPERIOR PROPOSAL HAS EMERGED

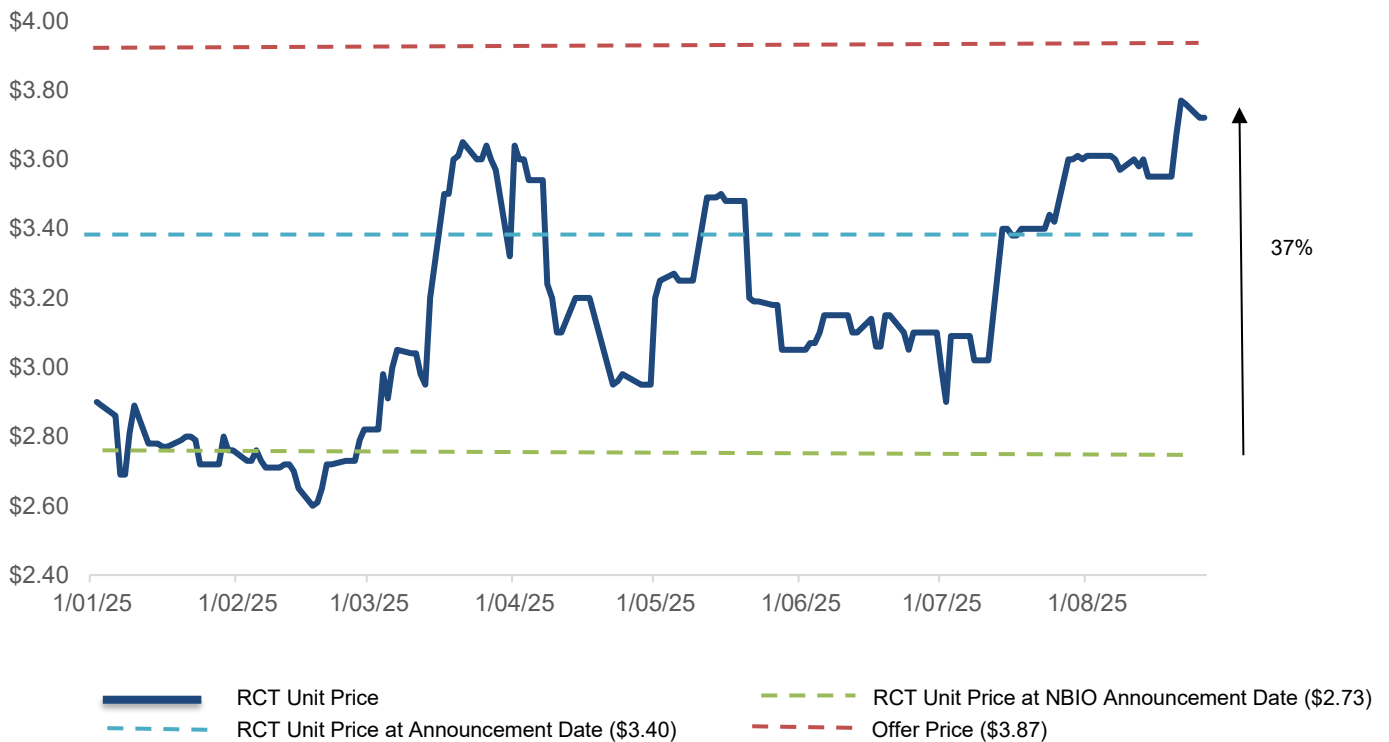
Following the announcement of the Offer on 14 July 2025, the Morris Group announced a competing proposal which included a proposed takeover bid for all RCT Units at \$3.70 per RCT Unit. On 20 August 2025, Iris announced a revised proposal which included an increase in the consideration offered to \$3.72 per RCT Unit. On 21 August 2025, the Morris Group proposed an increase in the consideration offered under its proposed takeover bid to \$3.85 per RCT Unit and on 28 August 2025, Iris increased the consideration offered under the Offer to \$3.87 per Unit. As such, as at the date of the Bidder's Statement, Iris' Offer has the support of the IBC, and CAIL and Accor, as set out above, and there is no other Superior Proposal.

## 1.7 RCT'S UNIT PRICE IS LIKELY TO FALL IF THIS OFFER IS NOT SUCCESSFUL AND THERE IS NO COMPARABLE PROPOSAL

As the diagram below reflects, since RCT announced that it had been approached by Iris in relation to the Offer on 25 February 2025, RCT's Unit price has increased by 37% to \$3.74 as at the close of trading on the Last Practicable Date prior to the date of this Bidder's Statement.

If the Offer does not proceed and no comparable transaction is announced and becomes available for acceptance by RCT Unitholders, it is likely that RCT's Unit price will fall significantly. There is no certainty that the Morris Group will proceed with its proposed takeover bid and is not committed to do so.

**Figure 2: RCT's Unit Price performance over time**



Source: Morningstar DatAnalysis as at 28 August 2025

## 1.8 YOU WILL NOT INCUR ANY STAMP DUTY AND GENERALLY WILL NOT INCUR BROKERAGE CHARGES

You will not be obliged to pay stamp duty if you accept the Offer.

If Your RCT Units are registered in an Issuer Sponsored Holding in your name and you deliver them directly to Iris by accepting the Offer in accordance with the instructions set out in this Bidder's Statement, you will not incur any brokerage charges. If Your RCT Units are registered in a CHESS Holding, you should ask your Controlling Participant (usually your broker) whether it will charge any transaction or service fees in connection with the Offer.

If you sell Your RCT Units on the ASX (rather than under the Offer), you may incur brokerage charges (and, potentially, GST on those charges).

## 2 SUMMARY OF OFFER AND HOW TO ACCEPT IT

Set out below is a summary of the Offer. It is qualified by the detailed information set out elsewhere in this Bidder's Statement. You should read the entire Bidder's Statement and the Target's Statement that RCT will soon be sending to you before deciding whether to accept the Offer.

<p><b>What is the Offer?</b></p>	<p>Iris is offering to buy all of Your RCT Units by way of an off-market takeover bid on the terms set out in this Bidder's Statement. <b>The Offer consideration is \$3.87 in cash for each of Your RCT Units.</b></p> <p>You may only <b>ACCEPT</b> this Offer in respect of all of the RCT Units held by you.</p> <p>For the full terms of the Offer, please see section 10.</p>
<p><b>Persons to whom the Offer is made</b></p>	<p>The Offer is open to all holders of RCT Units.</p>
<p><b>What will I be paid if I accept the Offer?</b></p>	<p>If you accept the Offer, subject to the satisfaction or waiver of the Conditions of the Offer, you will be paid \$3.87 cash for each of Your RCT Units.</p>
<p><b>Why should I accept the Offer?</b></p>	<p>There are a number of reasons why you should ACCEPT the Offer:</p> <ul style="list-style-type: none"> <li>• The Offer represents a significant and compelling premium to RCT's undisturbed Unit trading price.</li> <li>• The IBC and all Directors unanimously recommend that you accept the Offer and intend to accept the Offer in respect of the RCT Units they hold or control after satisfaction of the Regulatory Conditions, in the absence of a Superior Proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion.</li> <li>• RCT's two largest unitholders, CAIL and Accor, have stated that they intend to accept the Offer in respect of the RCT Units they hold or control at that time 21 days from the opening of the Offer Period, in the absence of a superior proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion.</li> <li>• You are being offered full cash consideration and certain value for Your RCT Units.</li> <li>• Accepting this Offer removes risk that could affect the value of Your RCT Units over time.</li> <li>• No Superior Proposal has emerged.</li> <li>• RCT's unit price is likely to fall if this Offer is not successful and there is no comparable proposal.</li> <li>• You will not incur any stamp duty and generally will not incur brokerage charges.</li> </ul> <p>For more information, see Section 1.</p>

<p><b>When will I be paid?</b></p>	<p>If you accept the Offer in accordance with the instructions contained in the Offer and the Acceptance Form and the Offer is declared or becomes unconditional then, subject to section 10.6, Iris will pay the consideration due to you on or before the earlier of:</p> <ul style="list-style-type: none"> <li>• one month after this Offer is accepted or one month after all of the conditions have been waived or fulfilled (whichever is the later); and</li> <li>• 21 days after the end of the Offer Period.</li> </ul> <p>Full details of when consideration will be paid are set out in Section 10.6 of this Bidder's Statement.</p>
<p><b>What is the Bidder's Statement?</b></p>	<p>This Bidder's Statement was prepared by Iris for distribution to RCT Unitholders. The Bidder's Statement describes the terms of Iris' Offer for Your RCT Units and information relevant to your decision whether or not to accept the Offer.</p> <p>This Bidder's Statement is an important document. Should you have any doubt as to how to deal with this document, you should consult your broker, financial, legal, tax or other professional adviser immediately.</p>
<p><b>When does the Offer close?</b></p>	<p>The Offer closes at 7.00pm (Sydney time) on 13 March 2026 unless it is extended in accordance with the Corporations Act.</p>
<p><b>What are the conditions of the Offer?</b></p>	<p>The Offer is subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Iris obtaining a Relevant Interest in at least 80% (by number) of RCT Units and no other securities existing at the end of the Offer Period;</li> <li>• Iris obtaining all regulatory approvals required for the Offer, including: <ul style="list-style-type: none"> <li>– all Queensland casino and liquor licensing approvals; and</li> <li>– all approvals required under the Foundation Agreement with the State of Queensland;</li> </ul> </li> <li>• No material adverse change having occurred in relation to RCT;</li> <li>• share purchase agreements pursuant to which Iris has agreed to acquire all of the issued shares in: <ul style="list-style-type: none"> <li>– RCSL (the responsible entity of RCT); and</li> <li>– Casinos Austria International (Cairns) Pty Ltd (the operator of The Reef Hotel Casino) (<b>CAIC</b>),</li> </ul> <p>becoming unconditional (other than any condition in relation to the Offer becoming unconditional) (for further details please see section 9 of this Bidder's Statement);</p> </li> <li>• No prescribed occurrences or regulated events;</li> </ul>

	<ul style="list-style-type: none"> <li>• No regulatory action which would prohibit the Offer from proceeding;</li> <li>• No additional material capital expenditure or material acquisitions or disposals committed to by RCT subject to certain thresholds, agreed capital expenditure, or otherwise as consented to by Iris;</li> <li>• No incurring of significant liabilities;</li> <li>• No dividends or distributions being determined as payable or declared other than RCT being permitted to announce and pay distributions in September and March each year in accordance with its existing distribution policy;</li> <li>• No termination, acceleration or certain other rights being exercised under any existing material RCT agreements;</li> <li>• No litigation against RCT has been commenced or threatened to be commenced between the Announcement Date and the end of the Offer Period (each inclusive) subject to certain materiality thresholds; and</li> <li>• The Bid Implementation Agreement is not terminated by any party.</li> </ul> <p>The full terms of the conditions are set out in section 10.7 of this Bidder's Statement.</p> <p>The date for giving the notice on the status of the conditions required by section 630(1) of the Corporations Act is 5 March 2026 (subject to extension in accordance with section 630(2) if the Offer Period is extended).</p>
<p><b>What happens if the conditions of the Offer are not satisfied or waived?</b></p>	<p>If the conditions of the Offer are not satisfied or waived by the closing date, the Offer will lapse, any acceptances will be cancelled and you will retain Your RCT Units even if you have accepted Iris' Offer.</p>
<p><b>Who is Iris</b></p>	<p>The bidder under the Offer is Iris. Iris Group (trading under the business name "Iris Capital") is an Australian development and hospitality group that owns and undertakes various Australian property developments and owns and operates a range of hospitality venues including hotels, pubs and casinos.</p> <p>For information on Iris, please see section 3.</p>
<p><b>How do I accept the Offer?</b></p>	<p>You may only <b>ACCEPT</b> the Offer in respect of all of Your RCT Units.</p> <p>Depending on the nature of your holding, you may <b>ACCEPT</b> the Offer in the following ways:</p> <p><b>Issuer sponsored unitholders</b> (your SRN starts with an "I")</p> <p>If Your RCT Units are held on RCT's issuer sponsored subregister:</p> <ul style="list-style-type: none"> <li>• submit your acceptance via the Automic Investor Portal; or</li> </ul>

- complete and sign the Acceptance Form which accompanies this Bidder's Statement (a copy is accessible from the Automic Investor Portal) in accordance with the instructions on the form and send it to the address set out below so it is received before the Offer closes.

**CHESS unitholders** (your HIN starts with an "X")

If Your RCT Units are in a CHESS Holding,

- submit your acceptance via the Automic Investor Portal; or
- complete and sign the Acceptance Form enclosed with this Bidder's Statement in accordance with the instructions on the form and send it to the address set out below, so that it is received in sufficient time for your Controlling Participant to effect acceptance before the Offer closes; or
- instruct your Controlling Participant (normally your broker) to accept the Offer on your behalf, before the Offer closes.

Address: send your completed Acceptance Form to:

**Mailing Address**

Automic Registry Services  
RCT Takeover  
GPO Box 5193  
Sydney NSW 2001

**Hand Delivery**

Automic Registry Services  
RCT Takeover  
Level 5, 126 Phillip Street  
Sydney NSW 2000

**AUTOMIC INVESTOR PORTAL**

The Automic Investor Portal can be accessed at  
<https://investor.automic.com.au/#/home>.

To accept the Offer via the Automic Investor Portal:

- (a) click "Register" then select "Reef Casino Takeover Offer" from the dropdown list in the Issuer Name Field;
- (b) enter your Holder Reference Number (HIN or SRN) as shown on the top of your holding statement;
- (c) enter your postcode OR country of residence (only if outside Australia);
- (d) tick the box "I'm not a robot" and then select "Next";
- (e) complete the prompts to set up your username and password details; and

	<p>(f) once you are logged in, select “Offers” from the left-hand vertical menu and follow the prompts.</p> <p>Issuer Sponsored holders who already have an online account with Automic can sign into the Automic Investor Portal, click the “add holdings” button, select “Reef Casino Takeover Offer” from the dropdown list and enter your SRN. Once your holdings have been linked, select “Offers” from the left-hand vertical menu and follow the prompts to accept the Offer.</p> <p>CHESS holders who already have an online account with Automic can sign into the Automic Investor Portal, select “Offers” from the left-hand vertical menu and follow the prompts to accept the Offer.</p> <p><b>Participants</b></p> <p>If you are a Participant, acceptance of this Offer must be initiated in accordance with Rule 14.14 of the ASX Settlement Operating Rules before the Offer closes.</p> <p>Full details on how to accept the Offer are set out in section 10.3 of this Bidder’s Statement.</p>
<b>Can I accept the Offer in respect of some, but not all, of my RCT Units?</b>	No, you cannot accept the Offer for some of Your RCT Units. You may only accept the Offer in respect of all of Your RCT Units.
<b>What if I am a foreign unitholder</b>	Foreign RCT Unitholders will be paid the same cash consideration as other RCT Unitholders. You will be paid in Australian dollars by cheque drawn on an Australian bank branch. However, the tax implications for foreign RCT Unitholders may be different from those relating to Australian resident RCT Unitholders.
<b>Can I withdraw my acceptance?</b>	Your acceptance of the Offer is irrevocable and can only be withdrawn in certain circumstances described in the Corporations Act as set out in section 10.5 of this Bidder’s Statement.
<b>Can the Offer Period be extended?</b>	Yes, the Offer Period may be extended at the election of Iris and as required under the Corporations Act. Iris will give written notice of any extension of the Offer Period in accordance with the Corporations Act. Any extension will be announced to the ASX.
<b>What happens if I do not accept the Offer?</b>	<p>You will remain a RCT Unitholder and will not be paid the cash consideration under the Offer.</p> <p>If Iris becomes entitled to compulsorily acquire Your RCT Units, it intends to proceed with the compulsory acquisition. If Your RCT Units are compulsorily acquired by Iris following the Offer, it will be on the same terms (including the same consideration for each RCT Unit acquired) as the Offer.</p>
<b>What are the tax implications of accepting the Offer?</b>	<p>Please refer to section 8 of this Bidder’s Statement for an overview of the Australian taxation treatment for RCT Unitholders accepting the Offer.</p> <p>RCT Unitholders should not rely on that description as advice for their own affairs and Iris recommends you should consult your taxation</p>

For personal use only

	<p>adviser for detailed taxation advice before making a decision as to whether or not to accept the Offer.</p>
<b>Will I pay brokerage or stamp duty if I accept the Offer?</b>	<p>If you <b>ACCEPT</b> the Offer, you will not incur any stamp duty and generally will not incur brokerage charges.</p> <p>For full details, please see section 10.13.</p>
<b>How is the Offer being funded?</b>	<p>The Offer is not subject to any financing condition.</p> <p>The Bidder has secured sufficient funds to pay the total consideration under the Offer through a binding Equity Commitment Letter from the Iris Group Holding Entity (controlled by Sam Arnaout).</p> <p>The Bidder may also use debt financing for all or part of the Aggregate Amount. As funds will not be required until the Regulatory Conditions are satisfied (expected in several months), the Iris Group Holding Entity expects to have sufficient uncommitted cash reserves to meet its obligations under the Equity Commitment Letter, if debt financing is not obtained.</p> <p>Further details are set out in section 5.</p>
<b>What if I have any questions or queries on the Offer or how to fill out the Acceptance Form?</b>	<p>If you have any questions or queries in respect of the Offer, or you require assistance in filling out the Acceptance Form, please call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time).</p>
<b>What if I require an additional copy of this Bidder's Statement and/or Acceptance Form?</b>	<p>If you require additional copies of this Bidder's Statement and/or the Acceptance Form, please have your SRN or HIN ready and call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time) to request those additional copies.</p>

---

## 3 INFORMATION ON IRIS GROUP

### 3.1 OVERVIEW OF IRIS GROUP

Iris Group (trading under the business name “Iris Capital”) is an Australian development and hospitality group that owns and undertakes various Australian property developments and owns and operates a range of hospitality venues including hotels, pubs and casinos.

#### Background and business history

Iris Group started in 1995 with a vision to develop a substantial portfolio of assets in the hospitality industry.

By 2006 Iris Group had acquired 13 hotels through a simple, guiding strategy of creating profitable growth, identifying potential and transformed venues with profitable revenues into complete destinations – places that offer total customer experience.

#### Current business interests

Initially focussing on Sydney’s fast growing southwest corridor, Iris Group’s operating model has expanded to larger locations across the broader Sydney region in hospitality as well as integrated residential and mixed-use developments.

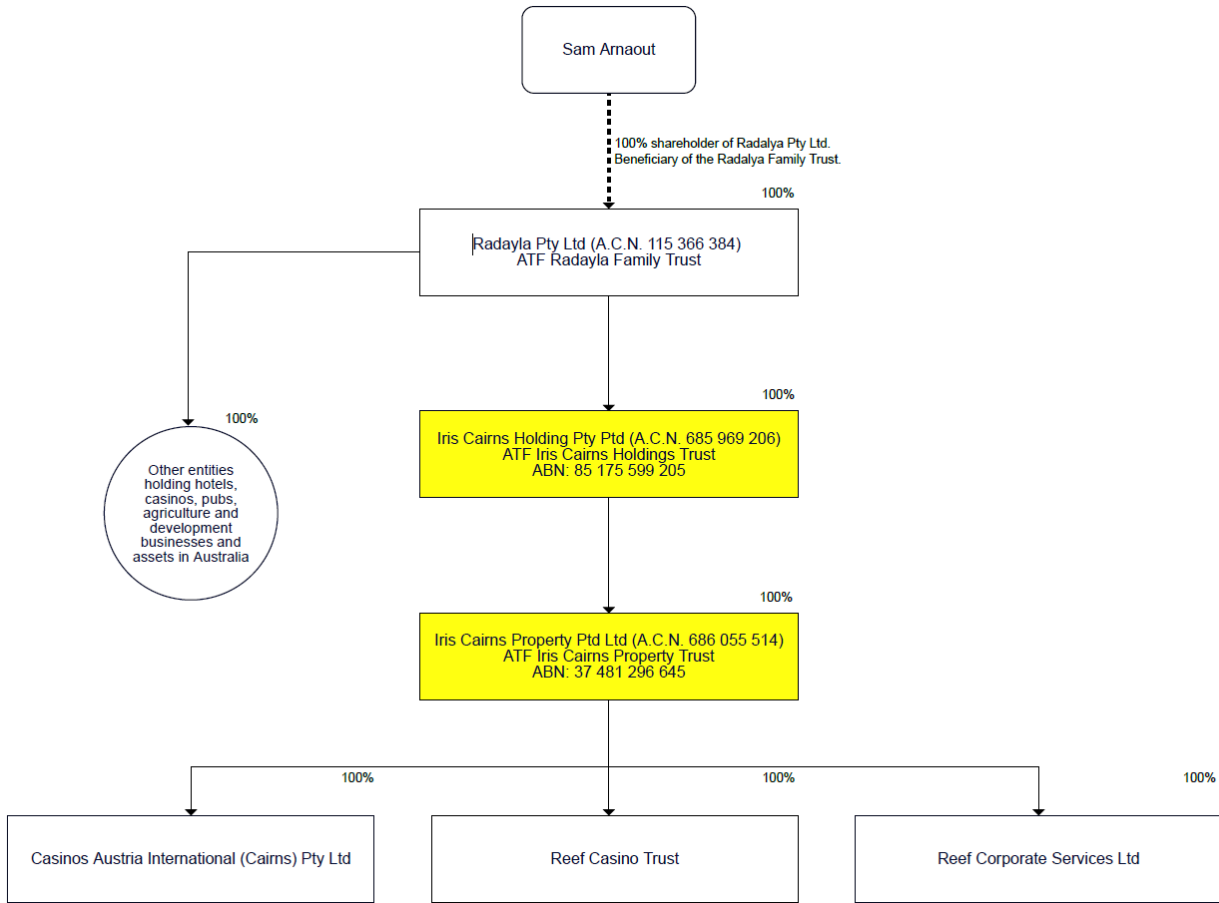
Iris Group’s property portfolio includes over 5,000 luxury apartments, three operational vineyards, 57 venues/hotels and two casinos, being the:

- Casino Canberra: which has 39 table games.
- Lasseters, Alice Springs: which has 28 table games, 400 EGMs and a hotel with 205 rooms.

For further information about the Iris Group, refer to the Iris Group’s website at <https://iriscapital.com.au/>.

### 3.2 STRUCTURE OF IRIS GROUP

The diagram below sets out the Iris Group structure (so far as it relates to the Offer) as it will be following successful completion of the Offer (assuming Iris acquires 100% of RCT) and the acquisition of RCTL and CAIC. The Iris Cairns Holding Trust and the Iris Cairns Property Trust are special purpose trusts established for the purposes of the Offer. All of the interests in these trusts are directly or indirectly owned by Radayla Pty Ltd as trustee for the Radayla Family Trust (**Iris Group Holding Entity**), which is the trust which directly or indirectly owns or controls the Iris Group.



### 3.3 DIRECTORS OF IRIS

As at the date of this Bidder's Statement, the sole director of Iris and Radayla Pty Ltd is Sam Arnaout. Sam Arnaout is the Chief Executive Officer of Iris and is responsible for determining strategic direction and overseeing Iris Group's diverse operations. Mr Arnaout possesses an intimate understanding of the hotel industry obtained from over 20 years in hospitality business management. He also has significant experience in retail and residential property development.

---

## **4 OVERVIEW OF RCT**

### **4.1 DISCLAIMER**

The information on RCT has been prepared by Iris based on publicly available information. The information has not been independently verified, and Iris does not make any representation or warranty, express or implied, as to the accuracy or completeness of that information.

The information on RCT in this Bidder's Statement should not be considered comprehensive. RCT Unitholders should refer to the Target's Statement to be issued by RCT for further information about RCT.

### **4.2 OVERVIEW OF RCT**

RCT is an ASX-listed registered managed investment scheme (ASX Code: RCT). RCT is the owner and lessor of the Reef Hotel Casino complex, which is located in Cairns, North Queensland, Australia.

### **4.3 RCT CORPORATE STRUCTURE**

RCSL, an entity jointly owned by CAIL and Accor, is the responsible entity of RCT and holds all of the RCT assets on trust for RCT Unitholders.

CAIC is the operator of the casino and hotel complex owned by RCT, pursuant to a sub-lease agreement with RCSL. As operator of the Reef Hotel Casino, CAIC runs the hotel, casino and other ancillary facilities of the property and employs all employees at the complex.

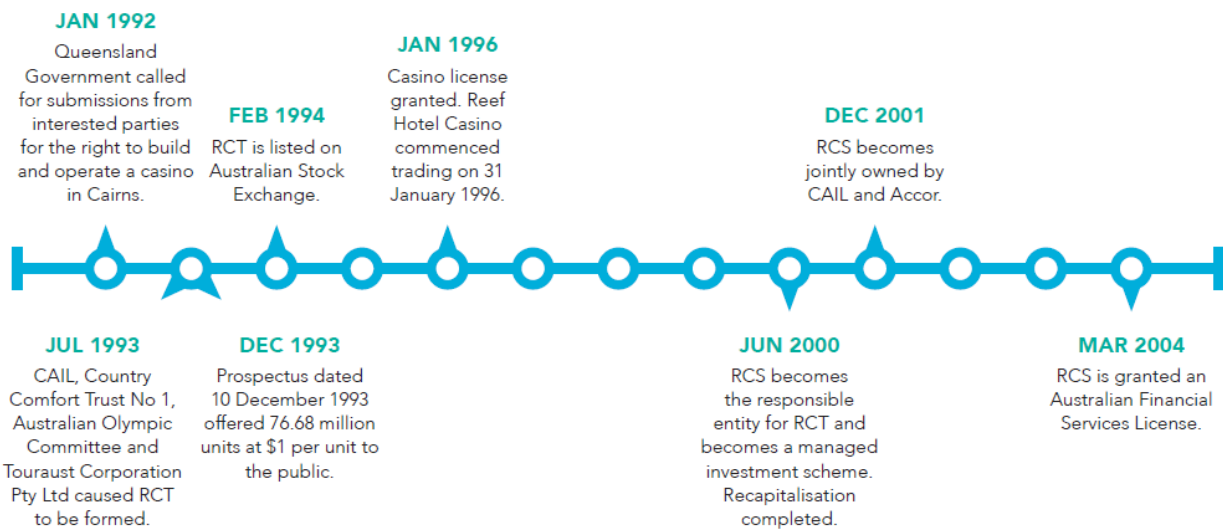
As part of the overall transaction, Iris proposes to purchase 100% of the shares in RCSL and CAIC from CAIL and Accor. These transactions are interconditional with the Offer. For further information in respect of these transactions, please refer to section 9.3 of this Bidder's Statement.

### **4.4 DIRECTORS OF RCSL**

As at the date of this Bidder's Statement, RCSL has seven directors. They are:

- Ms Wendy Gay Morris – Independent Non-Executive Chair and member of the IBC
- Mr Fritz Christian Puehringer – Non-Executive Director
- Mr Philip Joseph Basha – Non-Executive Director
- Mr Erwin Van Lambaart – Non-Executive Director
- Mr Adrian Michael Williams – Non-Executive Director
- Ms Abigail Jean Mackenzie Cheadle – Independent Non-Executive Director and member of the IBC
- Mr Allan Tan – Non-Executive Director
- Mr Steven Lake – Alternative Director to Mr Philip Joseph Basha and Mr Adrian Michael Williams (Non-Independent when acting as a director)

## 4.5 HISTORY OF RCT



## 4.6 RCT'S OPERATIONS

The Reef Hotel Casino is a casino and hotel complex located in Cairns, North Queensland.

The casino has a range of table games including Blackjack, Roulette, Mini Baccarat, Reef Routine, Sic-Bo, Rapid Roulette and the Money Wheel. It also holds over 450 gaming machines plus a TAB Mega Wall and dedicated Keno Lounge.

The Pullman Reef Hotel Casino comprises 128 rooms. Hotel facilities include a rooftop swimming pool, sauna and a gymnasium. There are a variety of conference and function rooms available as well as a fully equipped business centre.

The complex provides patrons with a number of dining options and bars.

The complex is a short walk from the Cairns Convention Centre, the Cairns Esplanade and the Cairns Cruise Port and Terminal.

## 4.7 SUBSTANTIAL UNITHOLDERS

Based on information disclosed by RCT, each of the following persons was a substantial unitholder in the issued units of RCT as at the Last Practicable Date prior to lodgement of this Bidder's Statement:

RCT Unitholder	Number of RCT Units	Relevant Interest (%) in RCT Units
CAIL	33,416,908*	67.10%
SAZKA Entertainment including ALLWYN Group**	33,416,908*	67.10%
Österreichische Beteiligungs AG**	33,416,908*	67.10%
Accor	27,421,803*	55.10%
Gary Mauric***	4,900,000	9.84%

\*Includes the total RCT Units owned by Reef Casino Investments Pty Ltd, which is jointly owned by CAIL and Accor. Each of CAIL and Accor have a Relevant Interest in the RCT Units held by Reef Casino Investments Pty Ltd under the Corporations Act.

\*\* Reflects the same interest as CAIL.

\*\*\* Includes 4,740,000 RCT Units owned by Gary Mauric and 160,000 Units owned by a body corporate in which Gary Mauric has an interest of more than 20%.

#### 4.8 FINANCIAL RESULTS

On 20 February 2025, RCT issued its financial results for the year ended 31 December 2024. On 21 August 2025, RCT issued its financial results for the half year ended 30 June 2025. The financial results announcements for the financial year ended 31 December 2024 and half year ended 30 June 2025 are available via the ASX.

#### 4.9 OTHER MATERIAL INFORMATION ABOUT RCT

RCT will have the opportunity to disclose in its Target's Statement any information about RCT it considers RCT Unitholders would reasonably require to make an informed assessment as to whether to accept the Offer.

#### 4.10 PUBLICLY AVAILABLE INFORMATION ABOUT RCT

RCT is a listed disclosing entity for the purposes of the Corporations Act and as such is subject to regular reporting and disclosure obligations. Specifically, as a listed managed investment scheme, RCT is subject to the ASX Listing Rules which require continuous disclosure of any information RCT has concerning it that a reasonable person would expect to have a material effect on the price or value of its securities.

ASX maintains files containing publicly disclosed information about all listed companies. RCT's file is available for inspection at ASX during normal business hours or online at [www.asx.com.au](http://www.asx.com.au).

In addition, RCT is required to lodge various documents with ASIC. Copies of documents lodged with ASIC by RCT may be obtained from, or inspected at, an ASIC office.

Further information about RCT (including copies of its financial statements) is available on its website at <https://www.reefcasino.com.au/reef-casino-trust/>.

For personal use only

---

## 5 SOURCES OF CONSIDERATION

### 5.1 TOTAL CASH CONSIDERATION

The consideration for the acquisition of the RCT Units to which the Offer relates will be paid in cash.

As at the date of this Bidder's Statement, RCT has 49,801,036 units on issue. If acceptances are received for all RCT Units on issue as at the date of this Bidder's Statement or if Iris becomes entitled to and exercises the right of compulsory acquisition under the Corporations Act, subject to the terms and condition of the Offer (set out in section 10), the maximum amount of cash consideration that Iris would be required to pay would be approximately \$192,730,009.

In addition, the total consideration payable under the acquisitions of RCSL and CAIC (which are interconditional with the Offer), will be approximately \$43,884,000 (the final amount is not yet known given there is a working capital adjustment provided for in respect of CAIC) (see section 9.3 for further information).

Accordingly, the total consideration payable under the Offer, and the acquisition of RCSL and CAIC will be approximately \$236,614,009 (**Maximum Consideration Amount**).

### 5.2 SOURCES OF CASH CONSIDERATION

The Bidder has access to sufficient funds to pay for all the RCT Units and acquire RCSL and CAIC and will fund the Maximum Consideration Amount including associated transaction costs under the Offer (**Aggregate Amount**) using funds obtained as follows:

#### (a) Identity of person(s) to fund Aggregate Amount

The funds required by the Bidder to pay the Aggregate Amount will be available to the Bidder from funding pursuant to a binding equity commitment letter from the Iris Group Holding Entity described in section 5.2(b) below (**Equity Commitment Letter**).

The Bidder is also in ongoing discussions with potential debt financiers and may ultimately use debt financing to fund all or part of the Aggregate Amount. However, as at the date of this Bidder's Statement, the Bidder has access to the funds required to pay the Aggregate Amount as and when it is due and payable solely from the funds available to it under the Equity Commitment Letter.

The Bidder will provide supplementary disclosure to the Bidder's Statement if there is a change in circumstances or any material developments in relation to the Bidder's funding arrangements set out in this section 5.2.

#### (b) Particulars of the Equity Commitment Letter

Under the Equity Commitment Letter, the Bidder has a binding equity commitment from the Iris Group Holding Entity (an entity controlled by Sam Arnaout) to procure that the Bidder is funded up to the Aggregate Amount. The Iris Group Holding Entity undertakes to make available to the Bidder cash funding directly or indirectly (by way of equity, debt or other instrument) as is required to enable the Bidder to fulfil its obligations to pay the Aggregate Amount.

The obligations of the Bidder and the Iris Group Holding Entity to fund the Aggregate Amount are subject to satisfaction of the following conditions:

- the Bid Implementation Agreement not having been terminated; and
- the Takeover Bid becoming or being declared unconditional.

The Iris Group Holding Entity has (either directly or via entities that it controls) as at the date of this Bidder's Statement, net assets (being going concern assets and property development and other investments) in

excess of \$3.5 Billion. Given that there is likely to be a period of some months before the Regulatory Conditions are satisfied, the funds required to pay the Aggregate Amount will not be required for some months, at which time Iris Group Holding Entity expects to have available to it uncommitted cash reserves to meet its obligations under the Equity Commitment Letter if Iris has not in the meantime obtained debt financing in respect of all or part of the Aggregate Amount.

### **5.3 PAYMENT OF CASH CONSIDERATION**

Having regard to the matters set out above, Iris is of the opinion that it has a reasonable basis for forming, and it holds the view, that it will be able to pay the Aggregate Amount. The Offer is not subject to any financing conditions.

For personal use only

---

## **6 INFORMATION ON RCT'S SECURITIES**

### **6.1 RCT'S ISSUED SECURITIES**

According to documents provided by RCT to ASX, as at the date of this Bidder's Statement, RCT's issued securities consisted of 49,801,036 RCT Units. This amount includes 740,000 Restricted Units, as described in section 6.5.

According to documents provided by RCT to ASX, RCT currently has no options on issue.

### **6.2 INTERESTS IN RCT'S SECURITIES**

As at the date of this Bidder's Statement and the date of the Offer:

- (a) Iris' voting power in RCT is 0.00359%; and
- (b) Iris had a Relevant Interest in 1,785 RCT Units.

### **6.3 DEALINGS IN RCT UNITS**

Neither Iris nor any associate of Iris has provided, or agreed to provide, consideration for RCT Units under any purchase or agreement during the 4 months before the date of this Bidder's Statement.

### **6.4 RECENT UNIT PRICE PERFORMANCE OF RCT**

The latest recorded sale price of RCT Units on ASX on the Last Practicable Date prior to the date on which this Bidder's Statement was printed, was \$3.74 per RCT Unit.

### **6.5 RESTRICTED FOUNDERS UNITS**

Of the total RCT Units on issue, 740,000 are Restricted Units. These are currently held by CAIL and Accor in equal proportions. They can only be transferred with the consent of CAIL, Accor and the Governor of Queensland and by Bidder making a binding covenant to be bound by the Foundation Agreement.

Iris will seek approval for the transfer of the Restricted Units and is willing to provide the binding covenant required to be bound by the Foundation Agreement.

### **6.6 NO PRE OFFER BENEFITS**

Other than as disclosed in this Bidder's Statement, during the period of 4 months before the date of this Bidder's Statement, and the period from the date of this Bidder's Statement to the date before the date of the Offer, neither Iris nor any Associate of Iris gave, or offered to give, or agreed to give a benefit to another person which was likely to induce the other person, or an associate of the other person, to:

- (a) accept the Offer; or
- (b) dispose of RCT Units,

and which is not offered to all holders of RCT Units under the Offer.

During the period from the date of this Bidder's Statement to the date before the date of the Offer, neither Iris nor any Associate of Iris gave, or offered to give, or agreed to give a benefit to another person which was likely to induce the other person, or an associate of the other person, to:

- (a) accept the Offer; or
- (b) dispose of RCT Units,

and which is not offered to all holders of RCT Units under the Offer.

#### **6.7 NO ESCALATION AGREEMENTS**

Neither Iris nor any associate of Iris has entered into any escalation agreement that is prohibited by section 622 of the Corporations Act.

For personal use only

---

## 7 INTENTIONS IN RELATION TO RCT

### 7.1 INTRODUCTION

This section 7 sets out the intentions of Iris in relation to:

- (a) the continuation of the business of RCT and operation of RCT as a managed investment scheme;
- (b) any major changes to the business of RCT and any redeployment of the assets of RCT (being the property of the managed investment scheme);
- (c) the compulsory acquisition of RCT Units and the delisting of RCT;
- (d) the future employment of the present employees at the hotel and casino complex; and
- (e) any plans in relation to the responsible entity of RCT.

The intentions of Iris have been formed on the basis of publicly available facts and information as well as certain due diligence information provided by RCT to Iris concerning RCT and the general business environment, which are known at the time of preparing this Bidder's Statement. Iris has also had the opportunity to have discussions with RCT in relation to its business.

Final decisions regarding these matters will only be reached by Iris in light of material information and circumstances at the relevant time (which, given the regulatory approvals required, may not be until at least the first quarter of 2026). Accordingly, the statements set out in this section are statements of current intention only and may vary as new information becomes available or circumstances change.

### 7.2 RATIONALE FOR THE OFFER

The Reef Hotel Casino has a strong reputation and well established presence in Cairns and far North Queensland, and Iris recognises that the property and the right to manage and operate it are attractive assets.

Iris views the Reef Hotel Casino as an attractive investment and subject to implementing its intentions as set out in this section 7, it currently intends to continue to operate the business as a profitable standalone, regional casino and hotel.

### 7.3 INTENTIONS FOR RCT AS A WHOLLY-OWNED CONTROLLED ENTITY

This section describes the intentions of Iris if, at the end of the Offer Period, Iris acquires a Relevant Interest in 90% or more of the RCT Units and so becomes entitled to proceed to compulsory acquisition of outstanding RCT Units in accordance with Part 6A.1 of the Corporations Act. As at the date of this Bidder's Statement, Iris intends to proceed to compulsory acquisition if permitted under Part 6A.1 of the Corporations Act, noting that the minimum acceptance condition is currently 80% (and may be waived by Iris) which means that at the end of the Offer Period, Iris may not have a Relevant Interest in 90% or more of RCT Units.

In the circumstance that Iris exercises any right to proceed with compulsory acquisition of the outstanding RCT Units in accordance with the provisions of Part 6A.1 of the Corporations Act, the current intentions of Iris are as follows:

#### (a) Corporate matters

Iris intends to:

- (i) proceed with compulsory acquisition of the outstanding RCT Units in accordance with the provisions of Part 6A.1 of the Corporations Act;

- For personal use only
- (ii) thereupon arrange for RCT to be removed from the official list of ASX and commence the process to deregister RCT as a registered managed investment scheme; and
  - (iii) exercise its right as a RCT Unitholder to replace the current members of the RCT Board, the responsible entity of RCT, with its own nominees. The identity of those nominees has not yet been fully determined but is likely to be comprised of existing directors or executives of Iris, including Sam Arnaout.

Compulsory acquisition under Part 6A.1 of the Corporations Act would result in the remaining RCT Unitholders having the consideration for their RCT Units paid to RCT to be held in trust pending claim by those RCT Unitholders for the consideration. The payment of that consideration to RCT Unitholders would most likely occur later than if the Offer had been accepted by the RCT Unitholder.

**(b) General operational review and structural considerations**

Iris intends to conduct a review of RCT's operations on both a strategic and financial level to evaluate the performance, profitability and of RCT's business. Iris would seek to enhance RCT's casino and hotel operations pending the outcome of that review. Among other things, Iris will consider the following matters in this review:

- (i) merits of renovating or refurbishing casino buildings and fittings; and
- (ii) the terms of the existing sublease agreement between RCT and CAIC to determine whether that continues to be appropriate when RCT is under Iris' control and may seek to amend the sublease agreement (subject to any necessary consents or approvals required); and
- (iii) whether to keep current hotel branding arrangements in place or seek to enter into new arrangements, which may involve rebranding of the hotel.

**(c) Impact on employees**

While Iris conducts the review referred to in section 7.3(b), Iris expects to rely on RCT's existing workforce (as employed by CAIC – see section 4.3) and currently intends to maintain the current employment arrangements of all of employees during this period. The review referred to in section 7.3(b) will include an assessment of whether existing management and employee staffing arrangements remain appropriate under Iris' ownership and taking into account the other outcomes of the review. Any changes that Iris decides to make would only be implemented after due consideration of the outcome of the review, consultation with affected stakeholders where required, and in accordance with all applicable employment, workplace health and safety, and industrial relations laws.

Following completion of the Offer, Iris will also consider whether it will maintain CAIC as the Iris entity which formally employs those individuals.

**(d) Distributions**

Iris will only make any final decision on the future distribution policy of RCT after reviewing all relevant material at the time and having received legal and financial advice on this matter. However, Iris' current intention is that, given the need for further investment in repairing, maintaining, renovating and refurbishing the casino buildings and fittings, as well as its intentions to evaluate the terms of the sublease agreement between CAIC and RCT and hotel branding arrangements, it is likely that RCT Unitholders will not receive distributions to the same level (or at all) as under existing practices.

**7.4 INTENTIONS FOR RCT AS A PART OWNED CONTROLLED ENTITY**

This section describes Iris' intentions if RCT becomes a controlled entity of Iris, but Iris is not entitled to proceed to compulsory acquisition in accordance with Part 6A.1 of the Corporations Act.

In any of those circumstances, Iris' current intentions are as follows:

**(a) Corporate matters**

Once Iris acquires a Relevant Interest of more than 50% of the RCT Units and the Offer has become or is declared unconditional, and subject to the Casino Agreements, the Corporations Act and the Trust Deed, Iris intends to seek to replace some or all of the members of the RCT Board such that Iris' nominees represent at least a majority of the RCT Board. Once Iris acquires a Relevant Interest in 80% or more of the RCT Units and the Offer becomes or is declared unconditional, and subject to the Casino Agreements, the Corporations Act and the Trust Deed, Iris intends that all except for one of the non-Iris nominees on the RCT Board will resign. RCT has confirmed in the Bid Implementation Agreement that each Director and RCT will procure the RCT Board to permit this.

Replacement board members have not yet been decided by Iris and their identity will depend on the circumstances at the relevant time. Those nominees are expected to include existing directors or executives of Iris, including Sam Arnaout.

Iris will seek, to the extent possible through its nominees on the RCT Board, to implement the intentions detailed in section 7.3 where they are consistent with RCT being a controlled entity of (but not wholly-owned by) Iris and are considered to be in the best interests of RCT Unitholders as a whole, including minority unitholders.

It is possible that, even if Iris is not entitled to proceed to compulsory acquisition of minority holdings after the end of the Offer Period under Part 6A.1 of the Corporations Act, it may subsequently become entitled to exercise rights of general compulsory acquisition under Part 6A.2 of the Corporations Act – for example, as a result of acquisitions of RCT Units in reliance on the '3% creep' exception in item 9 of section 611 of the Corporations Act. If so, it currently intends to exercise those rights and would then seek to have RCT removed from the official list of the ASX and will then implement the intentions referred to in section 7.3.

If Iris were to acquire 75% or more of the RCT Units, it may be in a position to cast the votes required to determine the outcome of a "special resolution" at a meeting of RCT Unitholders. This would (where Iris is permitted to vote on such resolutions) enable it to pass resolutions, for example, to amend the Trust Deed.

If Iris acquires control of RCT but it is not entitled to proceed to compulsory acquisition, Iris, together with the RCT Board, will consider if it is appropriate for RCT to remain listed on the ASX and may seek de-listing. Iris intends to have RCT removed from the official list of the ASX as soon as it is able to do so (subject to the level of acceptances, compliance with the requirements of the ASX Listing Rules and legal, tax and other considerations relevant at the time). After a period of 12 months following completion of the Offer, Iris may seek to procure the delisting of RCT by convening a unitholder vote and passing a special resolution approving the delisting, depending on the circumstances at the time.

**(b) General operational review**

After the end of the Offer Period, Iris, through its nominees on the RCT Board, intends to propose to the RCT Board that an immediate, broad based review of RCT's operations be conducted on both a strategic and financial level, along similar lines to that described in section 7.3(b).

Iris intends, subject to the approval of the RCT Board, to participate in this review.

**(c) Implications for continuing RCT Unitholders**

RCT Unitholders who do not accept the Offer will remain as minority unitholders in RCT and may be subject to a number of additional risks, including:

- (i) reduced liquidity, meaning that you may have greater difficulty in realising value for Your RCT Units;

- For personal use only
- (ii) the future operational and capital management of RCT being determined by Iris and its nominees on the RCT Board based on its views as to what is in the best interests of RCT;
  - (iii) a potential fall in the price of RCT Units below the Offer consideration; and
  - (iv) the potential for RCT to undertake future equity raisings to fund its future investment and capital expenditure which may be dilutive to non-participating unitholders.

**(d) Limitation in giving effect to intentions**

The ability of Iris to implement the intentions set out in this section will be subject to the legal obligations of RCSL directors to act in the best interests of all RCT Unitholders and the requirements of the Corporations Act, the Trust Deed and the Listing Rules relating to conflicts of interest and transactions between related parties.

Iris will only make a decision on the above-mentioned courses of action following legal and financial advice in relation to those requirements.

**7.5 INTENTIONS REGARDING THE MINIMUM ACCEPTANCE CONDITION**

Iris intends to waive the 80% minimum acceptance condition, set out in section 10.7(a), in accordance with section 650F of the Corporations Act if no later than 7 days before the end of the Offer Period the following conditions have been, and remain, satisfied:

- (i) Iris has received acceptances of the Offer in respect of 75% of all RCT Units and has a Relevant Interest in at least 75% (by number) of all RCT Units;
- (ii) there is no Competing Transaction;
- (iii) no other Conditions have been breached or become (either immediately or at some future point in time) incapable of satisfaction;
- (iv) Accor and CAIL:
  - (A) in aggregate have a Relevant Interest in at least 71.96% of the RCT Units;
  - (B) have each accepted the Offer and not exercised any withdrawal right following acceptance of the Offer;
  - (C) have each confirmed in writing that they will not exercise any withdrawal rights that they may have in respect of their acceptances of the Offer before Iris has obtained all necessary Regulatory Approvals in connection with the Offer; and
  - (D) each IBC Director has publicly announced that once the Offer is unconditional, they will unconditionally recommend that RCT Unitholders accept the Offer.

**7.6 OTHER INTENTIONS**

Subject to the matters described above in this section 7 and elsewhere in this Bidder's Statement and, in particular, the completion of the strategic review of RCT's operations, it is the intention of Iris, on the basis of the facts and information concerning RCT that are known to Iris and the existing circumstances affecting the assets and operations of RCT at the date of this Bidder's Statement, that all governance matters related to RCT will continue to be overseen by the RCT Board, including:

- (a) the business of RCT will be conducted in substantially the same manner as at the date of this Bidder's Statement;
- (b) no other major changes will be made to the business or corporate structure of RCT;

- (c) there will be no redeployment of the fixed assets and scheme property of RCT; and
- (d) the present employees involved in the management of RCT or working at the hotel casino complex will continue to be employed in their current roles by Iris.

There are no current plans to remove or replace RCSL as the responsible entity of RCT.

For personal use only

---

## 8 TAXATION CONSIDERATIONS

### 8.1 INTRODUCTION

The following is a general summary of some of the Australian income tax, stamp duty and GST consequences for RCT Unitholders who accept the Offer to dispose of their RCT Units. For completeness, this section does not cover implications for RCT Unitholders of receiving distributions from RCT prior to a disposal of their RCT Units, noting the tax implications associated with such distributions should broadly align with the tax treatment applicable to distributions received to date.

This summary does not constitute tax advice by Iris to any RCT Unitholder and should not be relied upon by a RCT Unitholder in making any decision to hold or dispose of any RCT Units.

RCT Unitholders who are tax residents of a country other than Australia (whether or not they are also residents or are temporary residents, of Australia for tax purposes), or who hold their RCT Units in connection with a taxable presence in another country, should take into account the tax consequences of accepting the Offer under the laws of those countries, as well as under Australian law.

In particular, the comments contained in this summary are only relevant to those RCT Unitholders who hold their RCT Units on capital account for income tax purposes, and do not apply to the extent that RCT Unitholders:

- (a) hold RCT Units as revenue assets (i.e. including entities which acquired their RCT Units for the purposes of resale at a profit) or as trading stock;
- (b) are under a legal disability;
- (c) are exempt from Australian income tax;
- (d) are a bank, insurance company, tax-exempt entity, or superannuation fund or a dealer in securities;
- (e) are subject to the Investment Manager Regime in Subdivision 842-I of the *Income Tax Assessment Act 1997* (Cth) in respect of their RCT Units;
- (f) are subject to the Taxation of Financial Arrangement rules in Division 230 of the *Income Tax Assessment Act 1997* (Cth) in relation to gains or losses on their RCT Units;
- (g) have, or are taken to have, acquired their RCT Units before 20 September 1985;
- (h) chose to index the cost base of their RCT Units;
- (i) are non-resident RCT Unitholders who currently hold, or have held, at any time RCT Units through a permanent establishment in Australia, who are temporary residents of Australia, or who have changed residence while holding RCT Units; or
- (j) are Australian residents who hold their RCT Units as part of an enterprise carried on at or through a permanent establishment in a foreign country.

Moreover, except where otherwise stated, this summary does not apply to RCT Unitholders that are partnerships or trusts or persons that are partners of such partnerships, or beneficiaries of such trusts. If a partnership or trust is a RCT Unitholder, the partners of such partnership or the beneficiaries of such trust should obtain their own professional tax advice in relation to the Australian tax consequences for them or the partnership or the trust (as applicable) of disposing of RCT Units under the Offer.

The following summary is based on the existing tax laws and administrative practices of Australian taxation and revenue authorities as at the date of this Bidder's Statement and is not intended to be an authoritative or

complete statement of the Australian tax law applicable to the specific circumstances of every RCT Unitholder.

The tax law is complex and subject to change periodically as is its interpretation by the courts, the Australian Taxation Office (**ATO**), and other relevant revenue authorities. Iris has not sought to have any tax implications associated with a RCT Unitholder accepting the Offer ruled upon by the ATO and therefore a risk remains that the ATO may not agree with this summary or an aspect of it.

The information contained in this summary is not, and should not be relied upon as, personal taxation or financial advice. The Australian income tax, stamp duty and GST implications may vary according to individual circumstances, and each RCT Unitholder is strongly recommended to seek their own professional tax advice that is specific to their particular circumstances.

## 8.2 AUSTRALIAN RESIDENT RCT UNITHOLDERS

### (a) Capital gains tax consequences of accepting the Offer

A RCT Unitholder that accepts the Offer, and transfers their RCT Units to Iris, will be treated as having disposed of their RCT Units for capital gains tax (**CGT**) purposes. The disposal of a RCT Unit will constitute a CGT event for Australian CGT purposes.

The time of the CGT event should be the date that the contract to sell those RCT Units is formed, which should be the date on which a RCT Unitholder accepts the Offer following the acceptance instructions set out in section 10.3 of this Bidder's Statement.

A RCT Unitholder whose RCT Units are compulsorily acquired will be taken to have disposed of their RCT Units for the purposes of CGT when the units are transferred to Iris.

The capital gain or loss from this CGT event will need to be disclosed in the RCT Unitholder's tax return for the income year in which the CGT event occurred.

If a RCT Unitholder accepts the Offer but one or more of the conditions of the Offer are not satisfied, the Offer will lapse. Any RCT Unitholders who have accepted the Offer in these circumstances will not be taken to have disposed of their RCT Units and accordingly, should not realise any capital gain or loss.

### (b) Determination of the gain or loss

A capital gain in connection with the disposal of a RCT Unit will arise where the capital proceeds received on disposal exceeds the cost base of the RCT Unit. Alternatively, a capital loss will arise on the disposal of a RCT Unit to the extent that the capital proceeds received on disposal are less than the reduced cost base of the RCT Unit.

The capital proceeds should be equal to the amount paid by Iris as consideration for each RCT Unit (**Purchase Price**). The cost base of a RCT Unit should generally include the amount paid (or deemed to be paid) to acquire the RCT Unit plus certain incidental costs of acquisition, ownership and disposal (such as brokerage fees). The reduced cost base is calculated in a similar, but not identical, manner.

Capital gains and capital losses (including prior year capital losses) of a taxpayer are netted off in a year of income to determine if there is a net capital gain or loss. If a RCT Unitholder makes a net capital gain in a year, this amount is, subject to the following comments, included in the RCT Unitholder's assessable income.

If a RCT unitholder makes a net capital loss in a year, this amount may be carried forward and offset against capital gains made in subsequent income years, subject to the satisfaction of certain loss recoupment tests. Capital losses cannot reduce or offset other income or gains.

### (c) CGT discount

A RCT Unitholder that is a resident of Australia for tax purposes and is an individual, trust or complying superannuation entity may be entitled to reduce their capital gain (after first reducing the capital gain by any available current year or carry forward capital losses) by the applicable CGT discount, provided that the RCT Units were acquired (or are taken to have been acquired) at least 12 months before the disposal (excluding the date of acquisition and the date of disposal).

The applicable CGT discount, which should reduce a capital gain (after first reducing the capital gain by any available current year or carry forward capital losses) arising from the disposal of RCT Units, is as follows:

- (i) 50% for individuals and trustees (except a trust that is a complying superannuation entity); and
- (ii) 33 1/3% for a complying superannuation entity.

The CGT discount is not available to RCT Unitholders that are companies.

In relation to trusts, the CGT discount may flow through to presently entitled beneficiaries of the trust who may be entitled to retain the benefit of the CGT discount depending on their particular circumstances.

The resulting net capital gain (i.e. the amount remaining after the application of any available capital losses, available CGT discount and/or concessions) should be included in assessable income and subject to Australian income tax at the applicable marginal tax rates.

### 8.3 NON-RESIDENT RCT UNITHOLDERS

This section 8.3 applies to RCT Unitholders who are not residents of Australia for Australian income tax purposes (that is, foreign tax residents). It does not apply to RCT Unitholders who currently hold, or have held, at any time RCT Units through a permanent establishment in Australia, who are temporary residents of Australia, or who have changed residence while holding RCT Units.

A RCT Unitholder who is not a resident of Australia for tax purposes, should generally not have to pay Australian income tax on any capital gain arising on the disposal of their RCT Units, unless their RCT Units are characterised as 'indirect Australian real property interests'. A RCT Unitholder's RCT Units may be characterised as indirect Australian real property interests if both of the following requirements are satisfied:

- (a) the non-resident RCT Unitholder, together with its 'associates' (as defined in the *Income Tax Assessment Act 1936* (Cth)) held a combined interest of at least 10% of the issued units in RCT either at the time of disposal of the RCT Units (for CGT purposes), or for a continuous 12 month period during the 24 months prior to the disposal of their RCT Units (for CGT purposes) (**Non-Portfolio Interest Test**); and
- (b) at the time of disposal, more than 50% of the market value of the assets of RCT is represented (directly or indirectly) by 'taxable Australian real property', being real property situated in Australia (including leases of land situated in Australia), and mining, quarrying and prospecting rights over minerals, petroleum or quarry materials situated in Australia (**Principal Asset Test**).

Where both of the above requirements are satisfied by a non-resident RCT Unitholder, the RCT Unitholder may be liable for Australian income tax on gains from the disposal of their RCT Units and may be required to lodge a tax return in connection with the disposal of their RCT Units. Furthermore, Iris may have an obligation to withhold from the Purchase Price payable to the RCT Unitholder as discussed below.

If either element is absent, any capital gain made on the disposal of a RCT Unit by any RCT Unitholder that is not a resident of Australia for income tax purposes should not be subject to income tax in Australia.

A non-resident RCT Unitholder who is subject to a capital gain on disposal of their RCT Units may be eligible to apply a CGT discount to part of their capital gain, if the RCT Unitholder acquired, or is taken to have acquired, their RCT Units on or before 8 May 2012 (subject to certain conditions being satisfied) and the RCT Unitholder is an individual or a trust. Otherwise, the CGT discount is not available to non-resident RCT Unitholders.

## 8.4 NON-RESIDENT RCT UNITHOLDERS WITH CGT WITHHOLDING OBLIGATIONS

Iris may have an obligation to pay to the ATO an amount equal to 15% of the Purchase Price (**CGT Withholding Tax**) for each RCT Unit that is otherwise payable to the RCT Unitholder if the RCT Unitholder's units are indirect Australian real property interests (as discussed above) (i.e. if the Non-Portfolio Interest Test and the Principal Asset Test are satisfied) and:

- (a) Iris knows or reasonably believes that the RCT Unitholder is a foreign tax resident; or
- (b) Iris does not reasonably believe that the RCT Unitholder is an Australian resident for Australian tax purposes, and either:
  - (i) the RCT Unitholder has an address outside Australia; or
  - (ii) Iris is authorised to provide a financial benefit relating to the transaction to a place outside Australia (whether to the RCT Unitholder or to anyone else); or
- (c) the RCT Unitholder has a connection outside Australia of a kind specified in the regulations.

RCT Unitholders who have an amount withheld should generally be entitled to a credit for the amount withheld upon lodging an Australian income tax return. In addition, a RCT Unitholder may apply to the Commissioner of Taxation prior to the disposal of their RCT Units to vary the rate of withholding down from 15% if the tax liability expected to arise from that disposal is less than 15% of the Purchase Price.

If Iris determines that it may have an obligation to pay CGT Withholding Tax in respect of a RCT Unit, Iris may (but is not required to) ask the relevant RCT Unitholder to declare that it is an Australian tax resident or that its RCT Units are not indirect Australian real property interests, in accordance with the entity declaration requirements in section 14-225 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). A RCT Unitholder is able to provide a declaration unilaterally up to five Business Days before the end of the Offer Period.

If the relevant RCT Unitholder does not provide an appropriate declaration (within the requirements of the legislation, covering the date of the transaction) or if Iris knows that the information in the declaration is not correct, or if Iris otherwise considers that it is required to withhold an amount under law, then Iris may withhold CGT Withholding Tax from the Purchase Price payable to the RCT Unitholder and pay that amount to the ATO. In such an instance, the relevant RCT Unitholder will only receive the net proceeds and will be taken to receive the full Purchase Price for the purposes of the Offer.

Iris expects to consult the ATO in conjunction with RCT in relation to its CGT Withholding Tax obligations.

## 8.5 STAMP DUTY

RCT Unitholders will not be subject to any stamp duty in respect of their disposal of the RCT Units.

## 8.6 GST

RCT Unitholders will not be subject to any Australian GST in respect of their disposal of the RCT Units.

RCT Unitholders should seek their own advice to determine whether any GST incurred on costs related to the disposal of their RCT Units (for example, third party adviser fees) is recoverable from the Australian Taxation Office (in the form of 'input tax credits' or 'reduced input tax credits').

---

## 9 ADDITIONAL INFORMATION

### 9.1 REGULATORY APPROVALS

The Offer is subject to certain Queensland gaming and liquor law approvals being obtained. Iris will submit applications to the Queensland Office of Liquor and Gaming Regulation for various casino and liquor licensing (and related) approvals including:

- **Suitability of Iris**
  - approval of the Governor-in-Council that Iris and its Related Bodies Corporate are suitable persons to be associated or connected with the management and operations of the hotel casino complex.
- **Transfer of Units and Restricted Units**
  - Approvals of the Governor-in-Council and the Minister to the transfer of the Restricted Units to Iris.
  - Approval of the Minister to Iris owning in aggregate more than 40% of the RCT Units.
  - Approval from the Minister to the creation of a security interest over the Restricted Units.
- **Transfer of RCSL Shares**
  - Approval of the Governor-in-Council to the transfer and registration of 100% of the RCSL shares to Iris in connection with the Transaction.
- **Security Over Shares**
  - Approval of the Minister to grant security over CAIC, RCSL, CAIC Shares and RCSL Shares in connection with the Transaction.
- **Appointment of RCSL directors**
  - Approval of the Minister to the appointment of the Iris nominated directors as directors of RCSL.
- **Appointment of auditor**
  - Approval of the Minister to the appointment of Iris' nominated auditor as auditor under the Trust Deed.
- **Amendments to Foundation Agreement, Trust Deed and RCSL Constitution**
  - Approval of the Minister to the amendments to the Foundation Agreement, Trust Deed and Constitution of RCSL that are required in connection with the Transaction.
  - Approval of the Governor-in-Council to Iris becoming a party to the Foundation Agreement.
- **Assumption of obligations under the Foundation Agreement and Cairns Casino Agreement**
  - Approval by the Minister of the form of binding covenant by Iris in favour of CAIL and Accor, under which Iris assumes all the obligations of CAIL and Accor under the Foundation Agreement and Cairns Casino Agreement.
- **Attorney General approval**

- Approval from the Attorney General of Queensland (or his delegate) to:
- (i) allow for the change of control of the Casino Licence which will occur as a result of the Transaction; and
  - (ii) the person connected with Iris in relation to the Casino Licence.
- **Liquor licensing approvals**
    - Any approval of a Government Agency required under relevant liquor licensing laws which may be required to allow the change of ownership which will occur as a result of the Transaction.
  - **Change of control of CAIC**
    - Approval of the Minister to the change of control of CAIC in connection with the Transaction.
  - **Other approvals**
    - Any other approval, consent, authorisation, registration, filing, lodgement, permit, franchise, agreement, notarisisation, certificate, permission, licence, direction, declaration, authority, waiver, modification or exemption required under the Casino Agreements required in connection with the Transaction.

The Queensland Government conducts detailed probity and other enquiries before granting these approvals and Iris expects that this enquiry process will take until at least December 2025. Further detail of the conditions to the Offer are set out at section 10.7.

In addition, since the announcement of the Takeover Bid, Iris has received a no-objection notification from the ACCC in relation to the acquisition of all of the RCT Units.

## 9.2 TAKEOVER BID IMPLEMENTATION AGREEMENT

RCT has entered into the Bid Implementation Agreement with Iris.

Pursuant to the Bid Implementation Agreement, Iris agreed to make the Offer and the IBC Directors agreed to recommend the Offer, in the absence of a Superior Proposal and subject to the Independent Expert giving (and not revoking) a Reasonable Opinion.

The Bid Implementation Agreement also contains:

- (a) 'no shop' and 'no talk' restrictions, obligation on the RCT Board to notify Iris of a Competing Transaction, and the right for Iris to match any Competing Transaction which RCT's Board considers superior in accordance with the terms of the Bid Implementation Agreement;
- (b) a break fee of \$1,927,300.09 (excluding GST) payable to Iris in certain circumstances (**Bidder Break Fee**);
- (c) a break fee of \$1,927,300.09 (excluding GST) payable to RCT in certain circumstances (**Target Break Fee**); and
- (d) obligations on RCT in respect of the conduct of its business during the period prior to the end of the Offer Period.

The Bid Implementation Agreement may also be terminated in certain circumstances including material breach by either party.

The full terms of the agreement can be viewed in the announcements made by RCT on the ASX in connection with the Offer on 28 August 2025 and is available at [www.asx.com.au](http://www.asx.com.au).

### 9.3 ACQUISITION OF RCSL AND CAIC

On 11 July 2025, Iris entered into separate share purchase agreements to acquire all the shares in RCSL and CAIC. The agreement in respect of RCSL was amended on 20 August 2025. This section provides further information about these acquisitions.

CAIL and Accor own each of RCSL and CAIC in equal shares. Iris has agreed to pay \$10,884,000 for all of the RCSL shares and Iris has agreed to pay \$33,000,000 for all of the CAIC shares (subject to a working capital adjustment following completion).

Subject to satisfaction or waiver of the conditions in the respective share purchase agreements, these transactions will complete on the first Business Day after the end of the calendar month immediately following the date that the Offer closes. However, if the Offer closes after the 25<sup>th</sup> day of the relevant month, the transactions will complete on the first Business Day of the second calendar month after the Offer closes.

#### CONDITIONS

Each of the acquisition of RCSL and CAIC are subject to the following conditions:

- (a) the Offer becomes or is declared unconditional and there is no Superior Proposal, the existence of which means Iris is entitled to receive the Target Break Fee in accordance with the Bid Implementation Agreement;
- (b) in respect of the acquisition of RCSL, the CAIC acquisition becomes unconditional, and in respect of the acquisition of CAIC, the RCSL acquisition becomes unconditional;
- (c) in respect of the acquisition of CAIC, neither the Casino Licence nor the Cairns Casino Agreement is revoked or varied in a way which materially and adversely alters the way in which RCT and CAIC are entitled to conduct their business;
- (d) in respect of the acquisition of CAIC, the Operating Agreement is not terminated or varied in a way which materially and adversely alters the way in which CAIC is entitled to conduct its business;
- (e) the Queensland Government Approvals outlined in section 9.1 are obtained;
- (f) ACCC has no objection to the acquisitions or has provided its approval to the acquisition; and
- (g) there are no regulatory actions or other action taken by any Government Agency which makes the transaction incapable of proceeding.

The parties have each agreed to use their best endeavours to fulfil the conditions under each share purchase agreement. In addition, since announcement of the Takeover Bid, Iris has received a no-objection notification from the ACCC in relation to the acquisition of RCSL and CAIC.

#### TERMINATION

The parties to the respective share purchase agreements may terminate the agreements in the following circumstances:

- (a) failure by a party to complete; and
- (b) material unremedied breach of the agreement including for breach of any Fundamental Warranties (as defined below), but excluding any other breach of any other warranty by the other party.

Fundamental Warranties are the warranties given in respect of RCSL and CAIC (as the case may be) by CAIL and Accor in the share purchase agreements for RCSL and CAIC in respect of the following matters for both RCSL and CAIC: the company's incorporation and existence, RCSL and CAIC's incorporation and authority to enter into the agreement, and title to the shares being acquired and capacity for the shares to be transferred.

## GUARANTORS

Radayla Pty Ltd as trustee for the Radayla Family Trust is guaranteeing the obligations of Iris as buyer under the share purchase agreements to acquire all the shares in RCSL and CAIC. AAPC Limited is guaranteeing the obligations of Accor and Casinos Austria International Holding GmbH is guaranteeing the obligations of CAIL as sellers under the share purchase agreements to acquire all the shares in RCSL and CAIC.

## EXCLUSIVITY

The share purchase agreements also include 'no shop' and 'no talk' restrictions on CAIL and Accor in respect of the shares the subject of the share purchase agreements. The 'no talk' restriction does not apply where the exception to the 'no talk' restriction in the Bid Implementation Agreement applies to a competing proposal.

The share purchase agreements for RCSL and CAIC also contain usual conduct of business restrictions and other terms customary for transactions of this nature.

### 9.4 DATE FOR DETERMINING HOLDERS OF RCT UNITS

For the purposes of section 633(2) of the Corporations Act, the date for determining the people to whom information is to be sent under items 6 and 12 of section 633(1) is the Register Date.

### 9.5 CONSENTS

This Bidder's Statement contains statements made by, or statements based on, statements made by Iris and the Iris Group Holding Entity. Iris and the Iris Group Holding Entity have each given and have not, before lodgement of this Bidder's Statement with ASIC, withdrawn its consent to the inclusion of:

- (a) References to its name;
- (b) each statement it has made; and
- (c) each statement which is based on a statement it has made,

in the form and context in which the statements appear.

The following persons have consented to being named in this Bidder's Statement in the form and context in which their names appear and have not withdrawn their consent prior to the lodgement of this Bidder's Statement with ASIC:

- (a) Gilbert + Tobin, to be named as the legal adviser to Iris;
- (b) Automic, to be named as the registrar for the Offer;
- (c) Radayla Pty Ltd (ACN 115 366 384) as trustee for the Radayla Family Trust (ABN 20 373 140 865) to be named as the Iris Group Holding Entity for the Offer.

None of Gilbert + Tobin, Automic or the Iris Group Holding Entity have made any statement in this Bidder's Statement, or on which a statement in this Bidder's Statement is based, and (to the maximum extent permitted by law) expressly disclaims all liability, in respect of, makes no representation regarding and takes no responsibility for, any part of this Bidder's Statement.

As permitted by *ASIC Corporations (Consents to Statements) Instrument 2016/72*, this Bidder's Statement contains trading data sourced from IRESS and Morningstar DatAnalysis without its consent.

### 9.6 DOCUMENTS LODGED WITH ASIC OR GIVEN TO ASX

This Bidder's Statement includes statements which are made in, or based on statements made in, documents lodged with ASIC or given to ASX. Under the terms of *ASIC Corporations (Takeover Bids) Instrument*

2023/683, the parties making those statements are not required to consent to, and have not consented to, inclusion of those statements in this Bidder's Statement.

If you would like to receive a copy of any of those documents, or the relevant parts of the documents containing the statements (free of charge) please contact the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time), Monday to Friday (excluding public holidays) during the Offer Period. Calls to these numbers may be recorded. The copy will be provided within 2 Business Days of the request.

#### **9.7 OFFICIAL STATEMENTS**

As permitted by *ASIC Corporations (Consent to Statements) Instrument 2016/72*, this Bidder's Statement may include or be accompanied by a statement that:

- (a) fairly represents what purports to be a statement made by an official person;
- (b) is a correct and fair copy of, or extract from, what purports to be a public official document; or
- (c) is a correct and fair copy of, or extract from, a statement which has been published in a book, journal or comparable publication.

#### **9.8 OTHER MATERIAL INFORMATION**

Except as disclosed elsewhere in this Bidder's Statement, there is no other information that is:

- (a) material to the making of a decision by a RCT Unitholder as to whether or not to accept the Offer; and
- (b) known to Iris,

which has not previously been disclosed to RCT Unitholders.

---

## 10 THE TERMS AND CONDITIONS OF THE OFFER

### 10.1 OFFER

- (a) Iris offers to acquire all of Your RCT Units, together with all Rights attaching to them, on and subject to the terms and conditions set out in this section of this Bidder's Statement.
- (b) The consideration under the Offer is \$3.87 in cash for each RCT Unit.
- (c) Any entitlement to payment of a fraction of 1 cent will be rounded up if \$0.005 and above but otherwise rounded down. The rounding contemplated by this section 10.1(c) will be undertaken on the aggregate cash consideration payable to each RCT Unitholder in respect of all units the subject of a valid acceptance under this Offer (and not on a per unit basis).
- (d) By accepting this Offer, you undertake to transfer to Iris not only the RCT Units to which the Offer relates, but also all Rights attached to those RCT Units (see section 10.5(b)(vi) and section 10.6(c)).
- (e) This Offer is being made to:
- (i) each person registered as the holder of RCT Units in the Register at 7.00pm (Sydney time) on the Register Date; and
  - (ii) any person who becomes registered as the holder of Your RCT Units during the Offer Period.
- (f) If, at the time the Offer is made to you, or at any time during the Offer Period, another person is registered as the holder of some or all of Your RCT Units, then:
- (i) a corresponding offer on the same terms and conditions as this Offer will be deemed to have been made to that other person in respect of those RCT Units;
  - (ii) a corresponding offer on the same terms and conditions as this Offer will be deemed to have been made to you in respect of any other RCT Units you hold to which the Offer relates; and
  - (iii) this Offer will be deemed to have been withdrawn immediately at that time.
- (g) If at any time during the Offer Period you are registered as the holder of one or more parcels of RCT Units as trustee or nominee for, or otherwise on account of, another person, you may accept as if a separate and distinct offer on the same terms and conditions as this Offer had been made in relation to each of those parcels and any parcel you hold in your own right. To validly accept the Offer for each parcel, you must comply with the procedure in section 653B(3) of the Corporations Act. If, for the purposes of complying with that procedure, you require additional copies of this Bidder's Statement and/or the Acceptance Form, please call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time), Monday to Friday (excluding public holidays) to request those additional copies.
- (h) If Your RCT Units are registered in the name of a broker, investment dealer, bank, trust company or other nominee, you should contact that nominee for assistance in accepting the Offer.
- (i) The Offer is dated 12 September 2025.

### 10.2 OFFER PERIOD

- (a) Unless withdrawn, the Offer will remain open for acceptance during the period commencing on the date of this Offer (being 12 September 2025) and ending at 7.00pm (Sydney time) on the later of:
- (i) 13 March 2026; or

- (ii) any date to which the Offer Period is extended.
- (b) Iris reserves the right, exercisable in its sole discretion, to extend the Offer Period in accordance with the Corporations Act.
- (c) If, within the last 7 days of the Offer Period, either of the following events occurs:
- (i) the Offer is varied to improve the consideration offered; or
  - (ii) the voting power of Iris in RCT increases to more than 50%,

then the Offer Period will be automatically extended so that it ends 14 days after the relevant event in accordance with section 624(2) of the Corporations Act.

### 10.3 HOW TO ACCEPT THIS OFFER

#### (a) General

- (i) Subject to section 10.1(f) and section 10.1(g), you may accept this Offer only for all of Your RCT Units but for no more or less.
- (ii) You may accept this Offer at any time during the Offer Period.
- (iii) Subject to section 653B of the Corporations Act and section 10.1(g) above, if you accept the Offer, you will be taken to have accepted the Offer for all Your RCT Units (despite any difference between that number and the number of RCT Units specified on your Acceptance Form when you accept the Offer).

#### (b) RCT Units held in your name on RCT's issuer sponsored subregister (your SRN starts with an "I")

To accept this Offer, you must:

- (i) to accept the Offer online, log in to <https://investor.automic.com.au/#/home> using your SRN, follow the instructions there, select the 'Accept' option, and submit your acceptance before the end of the Offer Period; or
- (ii) complete and sign the Acceptance Form accompanying this Bidder's Statement (a copy is accessible from the Automic Investor Portal) in accordance with the terms of this Offer and the instructions on the Acceptance Form; and
- (iii) ensure that the Acceptance Form (including any documents required by the terms of this Offer and the instructions on the Acceptance Form) is received before the end of the Offer Period, at the address shown on the Acceptance Form.

#### (c) RCT Units held in your name in a CHESS Holding (your HIN starts with an "X")

To accept this Offer you must:

- (i) If you are not a Participant, you should instruct your Controlling Participant (this is normally your broker) to initiate acceptance of this Offer on your behalf in accordance with Rule 14.14 of the ASX Settlement Operating Rules before the end of the Offer Period.
- (ii) If you are a Participant, you should initiate acceptance of this Offer in accordance with Rule 14.14 of the ASX Settlement Operating Rules before the end of the Offer Period.
- (iii) Alternatively,

- For personal use only
- (A) to accept the Offer online, you must log in to <https://investor.automic.com.au/#/home> using your HIN, follow the instructions there, and select the 'Accept' option; or
  - (B) complete and sign the Acceptance Form accompanying this Bidder's Statement (a copy is accessible from the Automic Investor Portal) in accordance with the instructions on the form and send it with all other documents required by those instructions on it by post, to the address shown on the Acceptance Form,

in each case in sufficient time for the Registry to give instructions to your Controlling Participant and for your Controlling Participant to carry out those instructions before the end of the Offer Period.

This will authorise Iris to initiate, or alternatively instruct your Controlling Participant to initiate, acceptance of the Offer on your behalf, so as to be effective before the end of the Offer Period. If you do return your completed Acceptance Form to the Registry instead of your Controlling Participant, the Registry will endeavour to contact your Controlling Participant on your behalf and relay your instructions but makes no guarantee that it will do so. It is your Controlling Participant's responsibility to acknowledge and accept these instructions. Neither Iris nor the Registry will be responsible should your Controlling Participant not acknowledge and accept your instructions.

You must comply with any other applicable ASX Settlement Operating Rules.

If some of Your RCT Units are in different holdings, your acceptance of the Offer may require action under 10.3(b) and 10.3(c) in relation to the separate portions of Your RCT Units.

**(d) Acceptance Form and other documents**

- (i) The Acceptance Form forms part of the Offer.
- (ii) If you intend to accept the Offer online, you must ensure that your acceptance is submitted before the end of the Offer Period. Neither Iris nor the Registry accept any liability or responsibility for any website downtime, delays or access failure that may occur due to any circumstances beyond its control and which may delay or impede your ability to access <https://investor.automic.com.au/#/home> or submit an acceptance online.
- (iii) If your Acceptance Form (including any documents required by the terms of this Offer and the instructions on the Acceptance Form) is returned by post, for your acceptance to be valid you must ensure that they are posted or delivered in sufficient time for them to be received by Iris at the address shown on the Acceptance Form before the end of the Offer Period.
- (iv) When using the Acceptance Form to accept this Offer in respect of RCT Units in a CHES Holding, you must ensure that the Acceptance Form (and any documents required by the terms of this Offer and the instructions on the Acceptance Form) are received by Iris in time for Iris to instruct your Controlling Participant to initiate acceptance of this Offer on your behalf in accordance with Rule 14.14 of the ASX Settlement Operating Rules before the end of the Offer Period.
- (v) When accepting this Offer, you should also forward for inspection:
  - (A) if the Acceptance Form is executed by an attorney, a certified copy of the power of attorney; and
  - (B) if the Acceptance Form is executed by the executor of a will or the administrator of the estate of a deceased RCT Unitholder, a certified copy of the relevant grant of probate or letters of administration.
- (vi) Completed Acceptance Forms should be sent to:

**By post:**  
Automatic Registry Services  
RCT Takeover  
GPO Box 5193  
Sydney NSW 2001

**By hand:**  
Automatic Registry Services  
RCT Takeover  
Level 5, 126 Phillip Street  
Sydney NSW 2000

**(e) Risk in online acceptance and Acceptance Form**

- (i) The use of <https://investor.automic.com.au/#/home> to accept the Offer online is at your own risk. If you do not receive a confirmation message after attempting to accept the Offer online, please contact the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time), Monday to Friday (excluding public holidays).
- (ii) The postage and transmission of the Acceptance Form and other documents is at your own risk. No acknowledgement of receipt of any such documents will be given to you by or on behalf of Iris.

**10.4 VALIDITY OF ACCEPTANCES**

- (a) Subject to this section 10.4, your acceptance of the Offer will not be valid unless it is made in accordance with the procedures set out in section 10.3.
- (b) Iris will determine, in its sole discretion, all questions as to the form of documents, eligibility to accept the Offer and time of receipt of an acceptance of the Offer. Iris is not required to communicate with you prior to or after making this determination. The determination of Iris will be final and binding on all parties.
- (c) Notwithstanding sections 10.3(b), 10.3(c), 10.3(d) and 10.3(d), Iris may, in its sole discretion, at any time and without further communication to you, deem any Acceptance Form it receives to be a valid acceptance in respect of Your RCT Units, even if a requirement for acceptance has not been complied with but the payment of the consideration in accordance with the Offer may be delayed until any irregularity has been resolved or waived and any other documents required to procure registration have been received by Iris.
- (d) Where the requirements of section 10.3 have been complied with in respect of some but not all of Your RCT Units, Iris may, in its sole discretion, deem your acceptance of the Offer valid in respect of those RCT Units for which the requirements have been complied with but not in respect of the remained (unless Iris waives those requirements in accordance with section 10.4(c)).
- (e) Iris will provide the consideration to you in accordance with section 10.6, in respect of any part of an acceptance determined by Iris to be valid.

**10.5 THE EFFECT OF ACCEPTANCE**

- (a) Once you have accepted the Offer, you will be unable to revoke your acceptance, the contract resulting from your acceptance will be binding on you and you will be unable to withdraw Your RCT Units from the Offer or otherwise dispose of Your RCT Units, except as follows:
  - (i) if, by the relevant times specified below, the conditions in section 10.7 have not all been fulfilled or freed, this Offer will automatically terminate and Your RCT Units will be released to you. The relevant times are:
    - (A) in relation to the conditions in section 10.7(e), the end of the third Business Day after the end of the Offer Period; and
    - (B) in relation to all other conditions in section 10.7, the end of the Offer Period; or

- (ii) if the Offer Period is extended for more than one month and the obligations of Iris to pay the consideration are postponed for more than one month and, at the time, this Offer is subject to one or more of the conditions in section 10.7, you may be able to withdraw your acceptance in accordance with section 650E of the Corporations Act. A notice will be sent to you at the time explaining your rights in this regard.

(b) By completing, signing and returning the Acceptance Form, or otherwise accepting this Offer pursuant to section 10.3, you will be deemed to have:

- (i) accepted this Offer (and any variation of it) in respect of, and, subject to all of the conditions to this Offer in section 10.7 being fulfilled or freed, agreed to transfer to Iris, all Your RCT Units (even if the number of RCT Units specified on the Acceptance Form differs from the number of Your RCT Units), subject to section 10.1(f) and section 10.1(g);
- (ii) represented and warranted to Iris, as a fundamental condition going to the root of the contract resulting from your acceptance, that at the time of acceptance, and the time the transfer of Your RCT Units (including any Rights) to Iris is registered, that all Your RCT Units are and will be free from all mortgages, charges, liens, encumbrances and adverse interests of any nature (whether legal or otherwise) and free from restrictions on transfer of any nature (whether legal or otherwise), that you have full power and capacity to accept this Offer and to sell and transfer the legal and beneficial ownership in Your RCT Units (including any Rights) to Iris, and that you have paid to RCT all amounts which at the time of acceptance have fallen due for payment to RCT in respect of Your RCT Units;
- (iii) irrevocably authorised Iris (and any director, secretary, nominee or agent of Iris) to alter the Acceptance Form on your behalf by inserting correct details relating to Your RCT Units, filling in any blanks remaining on the form and rectifying any errors or omissions as may be considered necessary by Iris to make it an effective acceptance of this Offer or to enable registration of Your RCT Units in the name of Iris;
- (iv) if you signed the Acceptance Form or submitted an online acceptance in respect of RCT Units which are held in a CHES Holding, irrevocably authorised Iris (or any director, secretary, nominee or agent of Iris) to instruct your Controlling Participant to initiate acceptance of this Offer in respect of Your RCT Units in accordance with Rule 14.14 of the ASX Settlement Operating Rules;
- (v) if you signed the Acceptance Form or submitted an online acceptance in respect of RCT Units which are held in a CHES Holding, irrevocably authorised Iris (or any director, secretary, nominee or agent of Iris) to give any other instructions in relation to Your RCT Units to your Controlling Participant, as determined by Iris acting in its own interests as a beneficial owner and intended registered holder of those RCT Units;
- (vi) irrevocably authorised and directed RCT to pay to Iris, or to account to Iris for, all Rights in respect of Your RCT Units, subject, if this Offer is withdrawn, to Iris accounting to you for any such Rights received by Iris;
- (vii) irrevocably authorised Iris to notify RCT on your behalf that your place of address for the purpose of serving notices upon you in respect of Your RCT Units is the address specified by Iris in the notification;
- (viii) with effect from the time and date on which all the conditions to this Offer in section 10.7 have been fulfilled or freed, to have irrevocably appointed Iris (and any director, secretary or nominee of Iris) severally from time to time as your true and lawful attorney to exercise all your powers and rights in relation to Your RCT Units, including (without limitation) powers and rights to requisition, convene, attend and vote in person, by proxy or by body corporate representative, at all general meetings and all court-convened meetings of RCT and to request RCT to register, in the name of Iris or its nominee, Your RCT Units, as appropriate, with full power of substitution (such power of attorney, being coupled with an interest, being irrevocable);

- For personal use only
- (ix) with effect from the date on which all the conditions to this Offer in section 10.7 have been fulfilled or freed, to have agreed not to attend or vote in person, by proxy or by body corporate representative at any general meeting or any court-convened meeting of RCT or to exercise or purport to exercise any of the powers and rights conferred on Iris (and its directors, secretaries and nominees) in section 10.5(b)(viii);
  - (x) agreed that in exercising the powers and rights conferred by the powers of attorney granted under section 10.5(b)(viii), the attorney will be entitled to act in the interests of Iris as the beneficial owner and intended registered holder of Your RCT Units;
  - (xi) agreed to do all such acts, matters and things that Iris may require to give effect to the matters the subject of this section 10.5(b) (including the execution of a written form of proxy to the same effect as this section 10.5(b) which complies in all respects with the requirements of the trust deed of RCT) if requested by Iris;
  - (xii) where, at the time of your acceptance, you have a right to be registered as a holder of the RCT Units the subject of your acceptance as the result of an on-market purchase:
    - (A) agreed to use best endeavours to procure the delivery of the RCT Units the subject of your acceptance to Iris in accordance with your acceptance (including giving Iris all documents necessary to vest those RCT Units in Iris or otherwise to give Iris the benefit or value of those RCT Units);
    - (B) agreed not to do or omit to do anything which may frustrate your acceptance of the Offer, or otherwise obstruct registration of the transfer of the RCT Units the subject of your acceptance to Iris;
    - (C) irrevocably assigned to Iris all contractual rights and recourse against the vendor in respect of your on-market purchase which contractual rights and recourse may arise by reason of that person's failure to complete the trade;
    - (D) agreed to assign to Iris (without any further action being required) all rights in respect of your on-market purchase immediately on any failure by you to complete that trade, including irrevocably assigning to Iris all right to (at Iris' ultimate discretion) complete that trade on your behalf, and agreed that Iris may deduct from the consideration otherwise payable to you (pursuant to a valid acceptance of the Offer and the delivery of the RCT Units the subject of that acceptance) any amount paid by Iris in order to settle that on-market purchase on your behalf. If Iris does not, or cannot, make such a deduction, you must pay such amount to Iris; and
    - (E) agreed that if you are unable to assign to Iris any of the rights and recourse specified under sections 10.5(b)(xii)(C) and 10.5(b)(xii)(D), you will assign such rights and recourse as soon as you are legally able to;
  - (xiii) agreed to indemnify Iris in respect of any claim or action against it or any loss, damage or liability whatsoever incurred by it as a result of you not producing your Holder Identification Number or SRN or in consequence of the transfer of Your RCT Units to Iris being registered by RCT without production of your Holder Identification Number or your SRN for Your RCT Units;
  - (xiv) represented and warranted to Iris that, unless you have notified it in accordance with section 10.1(g), Your RCT Units do not consist of separate parcels of RCT Units;
  - (xv) irrevocably authorised Iris (and any nominee) to transmit a message in accordance with Rule 14.17 of the ASX Settlement Operating Rules to transfer Your RCT Units to the Takeover Transferee Holding of Iris, regardless of whether it has paid the consideration due to you under this Offer;

- (xvi) irrevocably authorised Iris (and any nominee) to initiate a transfer of Your RCT Units from the issuer sponsored subregister into Iris' name, regardless of whether it has paid the consideration due to you under this Offer;
- (xvii) unless you notify the Registry otherwise, declared that either:
- (A) you are a resident of Australia; or
  - (B) Your RCT Units are not indirect Australian real property interests,
- in each case for the purposes of the *Income Tax Assessment Act 1997* (Cth) or the *Income Tax Assessment Act 1936* (Cth), as relevant; and
- (xviii) agreed, subject to the conditions of this Offer in section 10.7 being fulfilled or freed, to execute all such documents, transfers and assurances, and do all such acts, matters and things that Iris may consider necessary or desirable to convey Your RCT Units registered in your name and Rights to Iris.

The undertakings and authorities referred to in section 10.5(b) will remain in force after you are paid the consideration for Your RCT Units and after Iris becomes registered as the holder of Your RCT Units.

By accepting the Offer, you will be deemed to have agreed to the matters set out in section 10.5 above, notwithstanding where the Offer has been caused to be accepted in accordance with the ASX Settlement Operating Rules.

#### **10.6 PAYMENT OF CONSIDERATION**

- (a) Subject to sections 10.4(b) and 10.6 and the Corporations Act, Iris will pay the consideration due to you for Your RCT Units on or before the earlier of:
- (i) one month after the date of your acceptance or, if this Offer is subject to a defeating condition when you accept this Offer, within one month after this Offer becomes unconditional (whichever is the later); and
  - (ii) 21 days after the end of the Offer Period.
- (b) Where the Acceptance Form or subsequent request from Iris requires an additional document to be delivered with your Acceptance Form (such as a certified copy of any of a power of attorney, grant of probate or letters of administration, or any other document reasonably requested by Iris to give better effect to your acceptance):
- (i) if that document is given with your Acceptance Form, Iris will pay the consideration in accordance with section 10.6(a);
  - (ii) if that document is given after your Acceptance Form and before the end of the Offer Period while this Offer is subject to a defeating condition, Iris will pay the consideration due to you on or before the earlier of one month after this Offer becomes unconditional and 21 days after the end of the Offer Period;
  - (iii) if that document is given after your Acceptance Form and before the end of the Offer Period while this Offer is not subject to a defeating condition, Iris will provide the consideration due to you on or before the earlier of one month after that document is given and 21 days after the end of the Offer Period;
  - (iv) if that document is given after the end of the Offer Period, and the Offer is not subject to a defeating condition, Iris will provide the consideration within 21 days after that document is given. However, if at the time the document is given, the Offer is still subject to a Condition that relates only to the happening of an event or circumstance referred to in section 652C(1) or (2) of the

Corporations Act, Iris will provide the consideration due to you within 21 days after the Offer becomes unconditional.

- (c) If you accept this Offer, once the Offer becomes unconditional Iris is entitled to all Rights in respect of Your RCT Units. Iris may require you to provide all documents necessary to vest title to those Rights in Iris, or otherwise to give it the benefit or value of those Rights. If you do not give those documents to Iris, or if you have received or are entitled to receive (or any previous holder of your accepted RCT Units has received or is entitled to receive) the benefit of those Rights, Iris will deduct from the consideration otherwise due to you the amount (or value, as reasonably assessed by Iris) of those Rights. If Iris does not, or cannot, make such a deduction, you must pay such value or amount to Iris.
- (d) Payment of any cash amount to which you are entitled under the Offer will be made in the following manner:
- (i) if you have previously nominated account details to RCT and these details are provided to Iris, payment will be made electronically to that account. You can verify any account details supplied to Iris by RCT online at <https://portal.automic.com.au/investor/home>, once you have registered for the Offer. If you have not previously nominated account details to RCT and want to be paid electronically, you must provide your details to RCT's unit registry prior to accepting the Offer;
  - (ii) if you have not previously nominated account details to RCT or these details are not provided to Iris, you will be paid by cheque in Australian currency. Cheques will be posted to you at your risk by ordinary mail (or in the case of overseas unitholders, by airmail) to the address shown either, at the discretion of Iris, on your Acceptance Form or the RCT register of unitholders supplied by RCT from time to time. To ensure contact is made as soon as possible, please ensure your most up to date email address is provided on the RCT register of unitholders. If you require assistance updating your email address, please call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8.30am to 7.00pm (Sydney time), Monday to Friday (excluding public holidays). Payment will be deemed to have been made at the time the cheque is delivered by or on behalf of Iris to the post for delivery. If Your RCT Units are held in a joint name, the cheque will be issued in the name of the joint holders and forwarded to the address that appears first in the Register.
- (e) Under no circumstances will interest be paid on the consideration to which you are entitled, regardless of any delay in providing the consideration or any extension of the Offer.
- (f) If any amount (the withholding amount) is required, under any Australian law or by any Government Agency, to be:
- (i) withheld from any consideration otherwise payable to you under the Offer and paid to a Governmental Agency; or
  - (ii) retained by Iris out of any consideration otherwise payable to you under the Offer,
- the payment or retention by Iris of the withholding amount (as applicable) will constitute full discharge of Iris' obligation to pay the consideration to you to the extent of the withholding amount.
- (g) If, at the time you accept the Offer, any authority, clearance or approval is required for you to receive any consideration for Your RCT Units, including (but not limited to) any authority, clearance or approval of:
- (i) the Reserve Bank of Australia (whether under the *Banking (Foreign) Exchange Regulations 1959* (Cth) or otherwise);
  - (ii) the Minister for Foreign Affairs (whether under the *Charter of the United Nations Act 1945* (Cth), the *Charter of the United Nations (Dealing with Assets) Regulations 2008* (Cth) or any other regulations made thereunder), or otherwise;

- (iii) the ATO; or
- (iv) any other person as required by any other law of Australia that would make it unlawful for Iris to provide any consideration for Your RCT Units,

then you will not be entitled to receive any consideration for Your RCT Units until all requisite authorities, clearances or approvals have been received by Iris.

- (h) If the Bidder determines, acting reasonably and in good faith that it is required to pay an amount (CGT Withholding Amount) to the Commissioner of Taxation pursuant to Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) (**TAA**) with respect to the acquisition of Your RCT Units, the Bidder will:
  - (i) determine the CGT Withholding Amount required to be paid to the Commissioner of Taxation;
  - (ii) remit the CGT Withholding Amount to the Commissioner of Taxation within the time required under the TAA;
  - (iii) notify you of the CGT Withholding Amount withheld and remitted to the Commissioner of Taxation; and
  - (iv) after deduction of the CGT Withholding Amount and any other permitted deduction, reduction or withholding, provide the net proceeds to you for the purposes of this Offer.

For the avoidance of doubt, the aggregate sum payable to you shall not be increased to reflect the deduction of a CGT Withholding Amount and the net aggregate sum payable to you shall be taken to be in full and final satisfaction of the amounts owing to you pursuant to this Offer.

- (i) The Offer consideration you are paid will be reduced by the amount or value of any Rights (including dividends and distributions other than Permitted Distributions) attaching to Your RCT Units, on or after 11 July 2025, which Iris does not receive.

## 10.7 CONDITIONS OF THIS OFFER

Subject to section 10.8, the completion of this Offer and any contract that results from an acceptance of this Offer are subject to the fulfilment of the conditions set out below.

### (a) Minimum acceptance condition

During or at the end of the Offer Period, Iris has a Relevant Interest in at least 80% (by number) of all of the RCT Units.

### (b) No other outstanding securities

At the end of the Offer Period, there are no securities on issue in RCT other than 49,801,036 RCT Units and there are no outstanding offers, agreements or rights to be issued with RCT Units or other securities.

### (c) Casino and liquor licensing approvals

- (i) approval from the Attorney General of Queensland (or her delegate) and the Governor in Council under the Casino Control Act to permit the change of control of the Casino Licence which will occur as a result of the acquisition by Iris of all of the RCT Units under the Offer;
- (ii) approval from the Governor in Council under the Casino Control Act of persons connected with Iris in relation to the Casino Licence;

- For personal use only
- (iii) any approval or consent of the Attorney General of Queensland or the Governor in Council required under the Cairns Casino Agreement to permit Iris to own 100% of RCT Units or otherwise required to permit the change of ownership occurring as a result of the acquisition by Iris of all of the RCT Units under the Offer and to permit the acquisition by Iris of all of the RCT Units under the Offer in general;
  - (iv) any approval of a Government Agency required under relevant liquor licensing laws which may be required to allow the change of ownership which will occur as a result of the acquisition by Iris of all of the RCT Units under the Offer;
  - (v) any Ministerial approval required under clause 30 of the Trust Deed in relation to the acquisition by Iris of all of the RCT Units under the Offer; and
  - (vi) any other approval, consent, authorisation, registration, filing, lodgement, permit, franchise, agreement, notarisaton, certificate, permission, licence, direction, declaration, authority, waiver, modification or exemption required under the Casino Agreements or the Casino Licence in connection with the acquisition by Iris of all of the RCT Units under the Offer, and the transactions contemplated under the CAIC and RCSL share purchase agreements.

**(d) Foundation Agreement**

All approvals or consents required from the Attorney General of Queensland, the Governor in Council and the parties to the Foundation Agreement as are required under the Foundation Agreement including to allow the transfer of the Restricted Units to Iris under the Offer.

**(e) No Prescribed Occurrences**

No Prescribed Occurrence happens in the period between the Announcement Date and the End Date (both inclusive).

**(f) No Regulated Events**

No Regulated Event happens in the period between the Announcement Date and the end of the Offer Period (both inclusive).

**(g) Incurring of significant liabilities**

RCT does not:

- (i) incur any liabilities, other than short term liabilities incurred to meet demands in the ordinary course of business that cannot otherwise be satisfied by available cash in RCT;
- (ii) change the terms of its debt financing arrangements in any material respect; or
- (iii) obtain advances or draw funds under any credit facilities (including those provided for in the Finance Documents), save that RCT may make drawdowns under the facilities provided for under the Finance Documents where the funds drawn are used in the ordinary course of business (including for working capital purposes and for the payment of Trust distributions),

except any other liabilities contemplated in the Bid Implementation Agreement or with the written consent of Iris.

**(h) No regulatory action**

During the Offer Period:

- (i) there is not in effect any preliminary or final decision, order or decree issued by a Government Agency;

- (ii) no action or investigation is announced, commenced or threatened by any Government Agency that would have a material adverse effect on the Offer; and
- (iii) no application is made to any Government Agency (other than by Iris),

in consequence of, or in connection with, the Offer (other than an application to, or a decision or order of, ASIC or the Takeovers Panel in the exercise of powers and discretions conferred by the Corporations Act), which:

- (iv) restrains, prohibits or impedes (or if granted or made could restrain, prohibit or impede), or otherwise materially adversely impacts upon:
  - (A) the making of the Offers or the completion of any transaction contemplated by the Offer; or
  - (B) the rights of Iris in respect of RCT or the RCT Units; or
- (v) requires the divestiture by Iris of any RCT Units or the divestiture of any assets of RCT.

**(i) Acquisitions, disposals and capex**

Between the Announcement Date and the end of the Offer Period (each inclusive), unless Iris provides prior approval in writing, RCT may not:

- (i) acquire or agree to acquire any assets, properties or businesses, or incur, agree to incur or enter into a commitment or a series of commitments involving capital expenditure by RCT, whether in one or more transactions, where the consideration for such transaction, transactions, commitments or series of commitments exceeds \$500,000 in aggregate, provided that this provision does not prevent RCT from incurring or committing to incur the CY25 Planned CAPEX Expenditure Amount; or
- (ii) dispose of, or agree to dispose of, or create or agrees to create an equity interest in respect of any assets (including, without limitation, under any off-take or similar agreement), properties or businesses, whether in one transaction or a number of such transactions, where the consideration for such transaction or transactions exceeds \$500,000 in aggregate, provided that this provision does not prevent RCT from disposing of any asset which is technically or commercially obsolete or where RCT acquires a replacement asset.

**(j) No material adverse change**

- (i) Between the Announcement Date and the end of the Offer Period, no event, change, condition, matter or thing occurs, or first becomes known to Iris (each a **Specified Event**) which individually or when aggregated with one or more Specified Events, has, will or is reasonably likely to have the effect of:
  - (A) reducing annual EBITDA of a Target Group Entity by an amount equal to \$2,250,000 or more against what it would reasonably have been expected to have been but for such Specified Event; or
  - (B) diminishing the consolidated net asset value of RCT by \$10,000,000 or more against what it would reasonably have been expected to have been but for such Specified Event.
- (ii) Without limitation to any other part of this Condition, the following events will be deemed to have the effect referred to in sub-paragraph (j)(i)(A) or (B) above:
  - (A) a Government Agency or other body withdraws, revokes, cancels, suspends or otherwise modifies, in writing, an approval, consent, licence or permit granted to or held by a Target Group Entity (or expresses an intention in writing to do any of these things), including the

Casino Licence or under the Cairns Casino Agreement, where to do so, will or is likely to, materially adversely affect RCT's business;

- (B) there is a material breach of any laws, regulations, approval, consent, licence or permit granted to or held by a Target Group Entity, including the Casino Licence or under the Casino Cairns Agreement, by a Target Group Entity as a result of which any Government Agency has or would have the right to terminate, revoke, cancel, suspend or otherwise modify any applicable approval, consent, licence or permit granted to or held by a Target Group Entity where to do so, will or is likely to, materially adversely affect RCT's business;
- (C) an increase of 10% or more in the actual costs incurred by the Target Group, or forecast of costs to be incurred by the Target Group as set out in RCT's management accounts, to the estimated costs for carpark remediation and drainage improvement disclosed in the Disclosure Materials in data room document 1.5.8.7.

(iii) Paragraph (j)(i) and (ii) will not apply to events, occurrences or matters that:

- (A) arise from any actual or proposed change in any law, or rule or regulation of any Government Agency (including the interpretation or non-application of any laws by any Government Agency), after the date of the Bid Implementation Agreement where the relevant Government Agency had, prior to the date of the Bid Implementation Agreement, publicly announced, suggested or proposed such change in the public domain (and for the avoidance of doubt would not include any other actual or proposed change in any law, or rule or regulation of any Government Agency (including the interpretation or non-application of any laws by any Government Agency) after the date of the Bid Implementation Agreement);
- (B) arise from adverse weather conditions or natural disasters;
- (C) arise from any change in generally accepted accounting standards, after the date of the Bid Implementation Agreement;
- (D) arise from general economic, business or political conditions, taxation, interest rates or changes in any such conditions (including disruptions to, or fluctuations in, financial markets, or changes in interest rates, foreign currency exchange rates or commodity prices) after the date of the Bid Implementation Agreement, provided that RCT is not disproportionately affected by such change, relative to other participants in the industry in which RCT operates;
- (E) have been disclosed by RCT in its public filings with ASX or ASIC before the date of the Bid Implementation Agreement;
- (F) are required or permitted to be done or procured by RCT to be done in accordance with the Bid Implementation Agreement, the Takeover Bid or the transactions contemplated by either (including the payment of reasonable Transaction costs);
- (G) are Fairly Disclosed in the Disclosure Materials; or
- (H) have been previously approved by Iris in writing.

**(k) Share purchases become unconditional**

Before the end of the Offer Period, each of the share purchase agreements in respect of RCSL and CAIC becoming unconditional (other than for any condition relating to the Offers becoming unconditional).

**(l) No dividends or distributions**

Between the Announcement Date and the end of the Offer Period (each inclusive), RCT does not announce, make, declare or pay any distribution (whether by way of dividend, capital reduction or otherwise and whether in cash or in specie) or agree to do any of the foregoing, except for the payment of distributions in September and March each year in accordance with RCT's distribution policy of distributing 100% of distributable profits to RCT Unitholders registered on the record dates in June and December each year for the purpose of payment of distributions or as otherwise permitted in accordance with clause 4.4 of the Bid Implementation Agreement.

**(m) No persons entitled to exercise or exercising rights under material agreements**

Before the end of the Offer Period, each relevant person or party to each Material Contract (as the case may be) provides to RCT in writing a binding, irrevocable and unconditional waiver or release of all Change of Control Rights in such Material Contracts and RCT provides a copy of each such release to Iris.

**(n) No litigation**

Between the Announcement Date and the end of the Offer Period (each inclusive), no litigation against RCT which may reasonably result in a judgment of \$500,000 or more is commenced, is threatened to be commenced, is announced, or is made known to Iris (whether or not becoming public) or RCT, other than that which is in the public domain as at the Announcement Date, and which, if successful, will or is reasonably likely to materially adversely affect RCT's business.

**(o) Termination of the Bid Implementation Agreement**

Between the Announcement Date and the end of the Offer Period (each inclusive), the Bid Implementation Agreement is not terminated by any party.

**10.8 NATURE AND BENEFIT OF CONDITIONS**

(a) The conditions to the Offer set out in section 10.7 are conditions subsequent to the formation of a binding contract upon your acceptance of this Offer. The nonfulfillment of any conditions subsequent does not prevent a contract to sell Your RCT Units from arising, but:

(i) non-fulfilment of any of those conditions at the end of the Offer Period (and in the case of a condition set out in section 10.7(e), at the end of the third business day after the end of the Offer Period) will have the consequences set out in section 10.9(b)); and

(ii) breach of any of the conditions,

entitles Iris by written notice to you, to rescind the contract resulting from your acceptance of the Offer.

(b) Subject to the Corporations Act and section 10.8(a), Iris alone is entitled to the benefit of the conditions in section 10.7, or to rely on breach or any non-fulfilment of, or to waive any of them.

(c) Each condition in section 10.7 is a separate, several and distinct condition. No condition will be taken to limit the meaning or effect of any other condition.

**10.9 FREEING THE OFFER OF CONDITIONS**

(a) Subject to the Corporations Act, Iris may free this Offer, and any contract resulting from its acceptance, from all or any of the conditions in section 10.7, either generally or by reference to a particular fact, matter, event, occurrence or circumstance (or class thereof), by giving a notice to RCT and the ASX no less than 7 days before the end of the Offer Period (or in respect of the condition set out in section 10.7(e), not later than 3 business days after the end of the Offer Period) declaring this Offer to be free

from the relevant condition or conditions specified, in accordance with section 650F of the Corporations Act.

- (b) If, at the end of the Offer Period, the conditions in section 10.7 have not been fulfilled and Iris has not declared the Offer (or it has not become) free from those conditions, all contracts resulting from the acceptance of the Offer will be automatically void.

#### **10.10 NOTICE ON STATUS OF CONDITIONS**

The date for giving the notice on the status of the conditions required by section 630(1) of the Corporations Act is 5 March 2026 (subject to extension in accordance with section 630(2) if the Offer Period is extended).

#### **10.11 WITHDRAWAL OF THIS OFFER**

- (a) This Offer may be withdrawn with the consent in writing of ASIC, which consent may be subject to conditions. If ASIC gives such consent, Iris will give notice of the withdrawal to ASX and to RCT and will comply with any other conditions imposed by ASIC.
- (b) If, at the time this Offer is withdrawn, all the conditions in section 10.7 have been freed, all contracts arising from acceptance of the Offer before it was withdrawn will remain enforceable.
- (c) If, at the time this Offer is withdrawn, the Offer remains subject to one or more of the conditions in section 10.7, all contracts arising from its acceptance will become void (whether or not the events referred to in the relevant conditions have occurred).
- (d) A withdrawal pursuant to this section 10.11 will be deemed to take effect:
  - (i) if the withdrawal is not subject to conditions imposed by ASIC, on and after the date on which that consent in writing is given by ASIC; or
  - (ii) if the withdrawal is subject to conditions imposed by ASIC, on and after the date on which those conditions are satisfied.

#### **10.12 VARIATION OF THIS OFFER**

Iris may vary this Offer in accordance with the Corporations Act.

#### **10.13 NOTICES AND OTHER COMMUNICATIONS**

Subject to the Corporations Act, a notice or other communication given by Iris to you in connection with the Offer shall be deemed to be duly given if it is in writing and:

- (a) is delivered at your address (including the electronic address, if any) as recorded on the register of members of RCT or the address shown in the Acceptance Form; or
- (b) is sent by pre-paid ordinary mail, or in the case of an address outside Australia by pre-paid airmail, to you at either of those addresses.

#### **10.14 NO STAMP DUTY OR BROKERAGE**

- (a) You will not pay any stamp duty on the transfer of Your RCT Units to Iris.
- (b) As long as Your RCT Units are registered in your name in an Issuer Sponsored Holding and you deliver them directly to Iris, you will not incur any brokerage charges in connection with your acceptance of this Offer.
- (c) If Your RCT Units are in a CHESS Holding or you hold Your RCT Units through a bank, custodian or other nominee, you should ask your Controlling Participant (usually your broker) or the bank, custodian

or other nominee whether it will charge any transaction fees or service charges connected with you accepting the Offer.

#### **10.15 Foreign Laws**

This Offer is not registered in any jurisdiction outside Australia (unless applicable foreign law treats it as registered as a result of the Bidder's Statement being lodged with ASIC). It is your sole responsibility to satisfy yourself that you are permitted by any foreign law applicable to you to accept the Offer.

#### **10.16 GOVERNING LAWS**

This Offer and any contract that results from your acceptance of it are to be governed by the laws in force in Queensland.

For personal use only

---

## 11 DEFINITIONS AND INTERPRETATION

### 11.1 DEFINITIONS

In this Bidder's Statement and in the Acceptance Form unless the context otherwise appears, the following terms have the meanings shown below:

**ACCC** means the Australian Competition and Consumer Commission.

**Accor** means Accor Casino Investments (Australia) Pty Ltd (ACN 089 359 633).

**Acceptance Form** means the acceptance form accompanying this Bidder's Statement.

**Aggregate Amount** has the meaning given in section 5.2.

**Announcement Date** means 14 July 2025.

**ASIC** means the Australian Securities and Investments Commission.

**Associate** has the meaning set out in Division 2 Part 1.2 of the Corporations Act as if section 12(1) of the Corporations Act included a reference to this document.

**ASX** means the ASX Limited (ACN 008 624 691) or the financial market operated by it, as the context requires.

**ASX Settlement** means ASX Settlement Pty Ltd (ABN 49 008 504 532).

**ASX Settlement Operating Rules** means the operating rules of ASX Settlement which govern the administration of the Clearing House Electronic Subregister System.

**ATO** means Australian Taxation Office.

**Automic** means Automic Pty Ltd ACN 152 260 814.

**Automic Investor Portal** has the meaning given in section 2.

**BIA Amending Deed** means the amending deeds dated 20 August 2025 between Iris Cairns Property Pty Ltd ACN 686 055 514 as trustee for the Iris Cairns Property Trust ABN 37 481 296 645 and Reef Corporate Services Limited ABN 66 057 599 621 in its capacity as responsible entity of the Reef Casino Trust ARSN 093 156 293.

**Bid Implementation Agreement** means the Takeover Bid Implementation Agreement dated 11 July 2025 between Iris Cairns Property Pty Ltd ACN 686 055 514 as trustee for the Iris Cairns Property Trust ABN 37 481 296 645 and Reef Corporate Services Limited ABN 66 057 599 621 in its capacity as responsible entity of the Reef Casino Trust ARSN 093 156 293, as amended by the BIA Amending Deed and the Second BIA Amending Deed.

**Bidder** means Iris.

**Bidder's Statement** means this document, being the statement of Iris under Part 6.5 Division 2 of the Corporations Act relating to the Offer.

**Business Day** means Monday to Friday inclusive except New Year's Day, Good Friday, Easter Monday, Christmas Day, Boxing Day and any other day that ASX declares is not a business day.

**CAIC** means Casinos Austria International (Cairns) Pty Ltd (ACN 062 222 011).

**CAIL** means Casinos Austria International Limited (ACN 065 998 807).

**Cairns Casino Agreement** means the Cairns Casino Agreement dated 9 December 1993 between the State of Queensland and RCSL as trustee and manager of RCT, as amended by Agreements dated 12 June 1997, 4 October 2011, 1 July 2021 and 9 December 2022.

**Casino Agreements** means the Cairns Casino Agreement, the Foundation Agreement and the Trust Deed.

**Casino Control Act** means the *Casino Control Act 1982* (Qld).

**Casino Licence** means the licence in respect of RCT issued pursuant to the *Casino Control Act 1982* (Qld), as amended from time to time.

**CGT** has the meaning given in section 8.2(a).

**CGT Withholding Tax** has the meaning given in section 8.4.

**Change of Control Rights** means any right, entitlement, benefit, consent, interest, obligation, discretion, power or restriction (whether actual, contingent or prospective) of any person that is, or may be, triggered, becomes exercisable or is required to be performed as a result of, or in connection with, a change in the direct or indirect control (as that term is defined in section 50AA of the Corporations Act) of a Target Group Entity, including as a result of the implementation of the Transaction.

**CHES Holding** means a number of RCT Units which are registered on RCT unit register being a register administered by ASX Settlement and which records uncertificated holdings of units.

**Competing Transaction** means any expression of interest, proposal, offer or transaction (or a series of transactions), which if entered into or completed, would result in a person (other than Iris or one of its Related Bodies Corporate):

- (a) directly or indirectly acquiring a Relevant Interest in RCT Units of 15% or more;
- (b) directly or indirectly, acquiring an interest in, or otherwise acquiring, having the right to acquire, becoming the holder of, a legal, beneficial or economic interest in, or control of:
  - (i) 15% of more of the RCT Units; or
  - (ii) the whole or a material part of the business or property of RCT;
- (c) directly or indirectly acquiring control of RCT, within the meaning of section 50AA of the Corporations Act; or

otherwise acquiring or merging (including by a scheme of arrangement, capital reduction, sale of assets, strategic alliance, joint venture, partnership, reverse takeover bid or dual listed company structure) with RCT.

**Controlling Participant** in relation to Your RCT Units, has the same meaning as in the ASX Settlement Operating Rules (normally your broker).

**Condition** means the conditions to the Offer as set out in section 10.7.

**Corporations Act** means the *Corporations Act 2001* (Cth).

**Counter Proposal** means the revised Offer from the Bidder, as documented in the BIA Amending Deed.

**Counter Proposal Announcement Date** means 20 August 2025.

**CY25 Planned CAPEX Expenditure Amount** means the aggregate amount for calendar year 2025 disclosed in the Disclosure Materials in data room document number 1.5.8.7.

**Directors** means a member of the RCT Board from time to time.

**Disclosure Materials** means all material provided by RCT or its Representatives in writing to Iris prior to the date of the Bid Implementation Agreement (including all material included in any data room to which Iris was granted access), including written responses from RCT and its Representatives to request for further information made by Iris and its Representatives, and which is included in a list agreed between Iris and RCT immediately prior to execution of the Bid Implementation Agreement.

**EBITDA** means earnings before interest, taxes, depreciation and amortisation.

**End Date** means the date on which the Offer Period ends.

**Equity Commitment Letter** has the meaning given in section 5.2(a).

**Fairly Disclosed** means in respect of a fact, matter or circumstance, sufficient information has been disclosed in a manner that a reasonable and sophisticated investor, experienced in transactions of the nature of the Transaction and familiar with RCT's business would be aware of the nature, scope and relevance of the relevant fact, matter or circumstance.

**Finance Documents** means the facility provided by the Bank of Queensland Limited entitled Facility Details Business Term Loan dated 21 August 2024 as disclosed in the Disclosure Materials.

**Foundation Agreement** means the agreement dated 9 December 1993 between Casinos Austria International Limited (ABN 31 065 998 807), RCSL and Accor Casino Investments (Australia) Pty Ltd (ABN 44 089 359 633), as amended from time to time.

**Government Agency** means a government or governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity whether foreign, federal, state, territorial or local in Australia, including (without limitation) any self-regulatory organisation established under a statute or otherwise discharging substantially public or regulatory functions, and in particular, ASX, ASIC and any federal or state based gaming authority.

**Governor in Council** has the meaning given to that term in the *Casino Control Act 1982* (Qld).

**GST** means a goods and services tax or similar value added tax levied or imposed under the GST Law.

**GST Law** has the meaning given to it in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**HIN** has the same meaning as in the ASX Settlement Operating Rules.

**IBC** means the independent board committee established by the RCT Board to consider the Takeover Bid and matters related to the Takeover Bid, which comprises the IBC Directors.

**IBC Director** means each of Wendy Morris and Abigail Cheadle.

**Independent Expert** means the independent expert in respect of the Takeover Bid appointed by RCT to prepare the Independent Expert's Report.

**Iris** means Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) of level 16, 201 Sussex Street Sydney NSW 2000, wholly owned by the Iris Group Holding Entity and the entity established for the purposes of making the Offer.

**Iris Group** means the Radayla Family Trust and each entity or trust that is, directly or indirectly, controlled by the Radayla Family Trust (including Iris), where "control" has the meaning given in section 50AA of the *Corporations Act 2001* (Cth).

**Iris Group Holding Entity** has the meaning given in section 3.2.

**Issuer Sponsored Holding** means a holding of RCT Units on the RCT issuer sponsored subregister.

**Last Practicable Date** means 28 August 2025.

**Listing Rules** means the Official Listing Rules of the ASX, as amended and waived.

**Material Contract** means each of:

- (a) the Cairns Casino Agreement;
- (b) the Foundation Agreement;
- (c) the Operating Agreement;
- (d) the Property Leases;
- (e) the Trust Deed;
- (f) the Franchise Agreement;
- (g) the UBET Agreement;
- (h) the Keno Agency Agreement;
- (i) the Reef Casino Shareholders' Agreement;
- (j) the Subleases; and
- (k) the Finance Documents.

**Maximum Consideration Amount** has the meaning given in section 5.1.

**Morris Group** means MGGM Cairns No1 Pty Ltd ACN 689 345 239 as trustee for MGGM Cairns No1 Property Trust, an entity associated with Morris Group.

**NBIO Announcement Date** has the meaning given in section 1.1.

**Non-Portfolio Interest Test** has the meaning given in section 8.3(a).

**Offer** means the offer for RCT Units under the terms and conditions contained in section 10 of this Bidder's Statement.

**Offer Period** means the period during which the Offer will remain open for acceptance in accordance with section 10.2 of this Bidder's Statement.

**Offer Price** means \$3.87 per RCT Unit.

**Operating Agreement** means the reef casino operating agreement between CAIC and RCT dated 9 December 1993 (as amended by deed dated 23 November 1999).

**Participant** means an entity admitted to participate in the Clearing House Electronic Sub-register system under Rule 4.3.1 and 4.4.1 of the ASX Settlement Operating Rules.

**Permitted Distributions** means any distribution paid by RCT to RCT Unitholders before the date on which the Offer becomes unconditional which is a distribution of the income of the RCT trust estate (as determined in accordance with the Trust Deed) for the year ending 31 December 2025 and 31 December 2026 to ensure that that RCT Unitholders are taxable on 100% of the taxable income of RCT, but only where such distributions are made in accordance with RCT's distribution policy in effect on 11 July 2025, are only made at

the usual times in the ordinary course of business and do not include any distribution of income in advance of income being derived by the RCT.

**Prescribed Occurrence** means the occurrence of any of the following where that occurrence was not consented to by Bidder in writing and is not the result of Target taking or procuring any action required to be taken or procured by it under the Bid Implementation Agreement:

- (a) Target converting all or any of its securities into a larger or smaller number of securities;
- (b) Target resolving to reduce its capital in any way or reclassifying, combining, splitting, redeeming or cancelling directly or indirectly any of its securities;
- (c) Target entering into a buy-back agreement or resolving to approve the terms of such an agreement;
- (d) Target making an issue of its securities or granting an option over its securities, or granting a performance right or agreeing to make such an issue or grant such an option, performance right, or accelerate the rights of any such benefit;
- (e) Target issuing, or agreeing to issue, convertible notes;
- (f) Target disposes, or agrees to dispose, of the whole or a substantial part of its business or property;
- (g) Target charging, or agreeing to charge, the whole, or a substantial part, of its business or property;
- (h) Target resolving that it be wound up;
- (i) the appointment of a liquidator or provisional liquidator of Target;
- (j) the making of an order by a court for the winding up of Target;
- (k) the Responsible Entity being required to wind up the Reef Casino Trust;
- (l) an administrator of Target being appointed;
- (m) Target entering into an agreement to effect a trust scheme for the benefit of creditors of the Trust;
- (n) the appointment of a receiver or a receiver and manager in relation to the whole, or a substantial part, of the property of Target; or
- (o) without Bidder's prior written consent, Target resolves, agrees, commits or announces an intention to do any of the things referred to in sub-paragraphs (a) to (n) (inclusive) of this definition.

**Principal Asset Test** has the meaning given in section 8.3(b).

**Queensland Government Approvals** means those approvals set out at section 9.1.

**RCSL** means Reef Corporate Services Limited (ACN 057 599 621).

**RCT** means Reef Casino Trust ARSN 093 156 293 and where appropriate includes a reference to RCSL as the responsible entity of the Reef Casino Trust.

**RCT Board** means the board of directors of RCSL as responsible entity of RCT from time to time.

**RCT Units** means fully paid units in the capital of RCT.

**RCT Unitholders** means a holder of RCT Units as at the Register Date.

**Register** means the register of unitholders of RCT maintained by RCSL in accordance with section 168(1) of the Corporations Act.

**Register Date** means the date set by Iris under subsection 633(2) of the Corporations Act, being 29 August 2025.

**Regulated Event** means the occurrence of any of the following where that occurrence was not consented to by Iris in writing and is not the result of RCT taking or procuring any action required to be taken or procured by it under the Bid Implementation Agreement:

- (a) RCT makes any material change to the Trust Deed other than a change which is required by law;
- (b) RCT making any material change to any of its accounting policies other than (i) as required by law; (ii) a change in the accounting standards; or (iii) where a change is a consequence of a change in generally accepted accounting practices or policies;
- (c) RCT creates, or agrees to create, any encumbrance over its business or any part of its property other than in the ordinary course of its business;
- (d) RCT incurs any financial indebtedness or issues any debt securities, other than in the ordinary course of business or pursuant to advances under its credit facilities in existence as at the date of the Bid Implementation Agreement where the funds drawn pursuant to those advances are used in the ordinary course of business;
- (e) RCT makes any loans, advances or capital contributions to, or investments in, any other person (other than to or in RCT in the ordinary course of business), other than in the ordinary course of business;
- (f) RCT ceases, or threatens to cease, to carry on business;
- (g) RCSL is deregistered as a company or otherwise dissolved;
- (h) RCT is or becomes unable to pay its debts when they fall due;
- (i) RCT entering into any arrangement, commitment or agreement with:
  - (i) a related party (as that term is defined in section 228 of the Corporations Act (as modified by Part 5C.7 of the Corporations Act)); or
  - (ii) any of RCSL, CAIC, or either of the Major Unitholders or any of their respective Related Bodies Corporate,  
which either:
    - (iii) involves any commitment or liability of \$100,000 or more; or
    - (iv) is other than in the ordinary course of business;
- (j) RCT makes or amends any Tax election, changes any method of tax accounting, settles or compromises any Tax liability, files any amended Tax return, enters into a closing agreement, surrenders any right to claim a Tax refund or consents to the extension or waiver of the limitation period applicable to any Tax claim or assessment, other than:
  - (i) any Tax election (or amendment to a Tax election) required by applicable law; or
  - (ii) any change to any Tax accounting method required by the accounting standards required by applicable law.

- (k) RCT pays, discharges, settles, satisfies, compromises, waives, assigns or releases any claims, liabilities or obligations exceeding \$500,000 other than the payment, discharge or satisfaction, in the ordinary course of business consistent with past practice, of liabilities reflected or reserved against in RCT's financial statements or incurred in the ordinary course of business consistent with past practice;
- (l) RCT authorises, recommends or proposes any release or relinquishment of any material contractual right, except in the ordinary course of business consistent with past practice;
- (m) Without Iris' prior written consent, RCT:
- (i) increases the remuneration of, pays any bonus (other than in accordance with existing contractual entitlements as at the date of the Bid Implementation Agreement which have been Fairly Disclosed to Iris in the Disclosure Materials) to or otherwise varies the appointment arrangements of any RCT director;
  - (ii) pays any RCT director termination or retention payments (otherwise than in accordance with contractual entitlements existing at the date of the Bid Implementation Agreement which were Fairly Disclosed to Iris in the Disclosure Materials prior to the date of the Bid Implementation Agreement);
  - (iii) enters into employment arrangements with any individual which could involve RCT giving a commitment to such individual in excess of \$150,000 per annum; or
  - (iv) enters into, offers to enter into or agrees to enter into any agreement, joint venture, asset or profit share, partnership or commitment which would require expenditure, or the foregoing of revenue, by RCT of an amount which is, in aggregate, more than \$500,000, other than in the ordinary course of business.
  - (v) enters into, amends or terminates any Material Contract other than in the ordinary course of business; or
  - (vi) resolves, agrees, commits or announces an intention to do any of the things referred to in subparagraphs (a) to (m) (inclusive) of this definition.

**Regulatory Approvals** means any matter required to satisfy a Regulatory Condition.

**Regulatory Conditions** means the conditions set out in sections 10.7(c), 10.7(d), and 10.7(e).

**Related Bodies Corporate** has the meaning given in the Corporations Act.

**Relevant Interest** has the meaning given in the Corporations Act.

**Representative** of a person means an employee, agent, officer, director, adviser or financier of the person and, in the case of advisers and financiers, includes employees, officers and agents of the adviser or financier (as applicable).

**Restricted Units** means 740,000 RCT Units as defined in the Foundation Agreement.

**Rights** means all accretions, rights or benefits of whatever kind attaching or arising from RCT Units directly or indirectly at or after the Announcement Date (including, but not limited to, all dividends or other distributions and all rights to receive them or rights to receive or subscribe for units, notes, bonds, options or other securities declared, paid or issued by RCT or any entity or trust that is, directly or indirectly, controlled RCT (including Iris), where "control" has the meaning given in section 50AA of the *Corporations Act 2001* (Cth).), other than Permitted Distributions.

**Sellers** means Accor and CAIL.

**Shares** means all of the shares in CAIC or RCSL, as applicable.

**SRN** has the same meaning as in the ASX Settlement Operating Rules.

**Second BIA Amending Deed** means the amending deeds dated 28 August 2025 between Iris Cairns Property Pty Ltd ACN 686 055 514 as trustee for the Iris Cairns Property Trust ABN 37 481 296 645 and Reef Corporate Services Limited ABN 66 057 599 621 in its capacity as responsible entity of the Reef Casino Trust ARSN 093 156 293.

**Second Counter Proposal** means the revised Offer from the Bidder, as documented in the Second BIA Amending Deed.

**Second Counter Proposal Announcement Date** means 28 August 2025.

**Superior Proposal** means a bona fide transaction or proposed transaction which the IBC Directors determine, acting in good faith and in order to satisfy what the IBC Directors consider to be their fiduciary and statutory duties (after having taken advice from RCT's financial and legal advisors), that the transaction or proposed transaction is capable of being valued and completed substantially in accordance with its terms, taking into account all aspects of the transaction or proposed transaction (including its consideration (and form of consideration), conditions precedent and the person or persons making it) and is superior overall for RCT Unitholders as compared to the Offer.

**Takeover Bid** means the off-market takeover bid constituted by the dispatch of the Offers in accordance with the Corporations Act.

**Takeover Transferee Holding** has the same meaning as in the ASX Settlement Operating Rules.

**Target Group** means RCT, RCSL, and CAIC and **Target Group Entity** means each of them.

**Target's Statement** means the statement of RCT (including the attachments) to be issued by RCT under section 638 of the Corporations Act in response to the Takeover Bid.

**Transaction** means the acquisition by Iris of all RCT Units under the Takeover Bid.

**Trust Deed** means the Trust Deed of RCT dated 2 July 1993, as amended from time to time.

**WVAP** means volume weighted average price.

**Your RCT Units** means subject to sections 10.1(f) and 10.1(g), the RCT Units:

- (a) in respect of which you are registered, or entitled to be registered, as holder in the Register at 7.00pm (Sydney time) on the Register Date; or
- (b) to which you are able to give good title at the time you accept this Offer during the Offer Period.

## 11.2 INTERPRETATION

In this Bidder's Statement and in the Acceptance Form, unless the context otherwise requires:

- (a) words and phrases have the same meaning (if any) given to them in the Corporations Act;
- (b) words importing the singular include the plural and vice versa;
- (c) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and vice versa;
- (d) a reference to a section, attachment and schedule is a reference to a section of and an attachment and schedule to this Bidder's Statement as relevant;

- For personal use only
- (e) a reference to any statute, regulation, proclamation, ordinance or by law includes all statutes, regulations, proclamations, ordinances, or by laws amending, varying, consolidating or replacing it and a reference to a statute includes all regulations, proclamations, ordinances and by laws issued under that statute;
  - (f) headings and bold type are for convenience only and do not affect the interpretation of this Bidder's Statement;
  - (g) a reference to time is a reference to time in Sydney, Australia;
  - (h) a reference to writing includes facsimile transmissions; and
  - (i) a reference to dollars, \$, A\$, cents, ¢ and currency is a reference to the lawful currency of the Commonwealth of Australia.

---

## 12 APPROVAL OF BIDDER'S STATEMENT

This Bidder's Statement has been approved by a resolution passed by the sole director of Iris.

Date

29/08/2025

Signed for and on behalf of Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee  
for the Iris Cairns Property Trust (ABN 37 481 296 645) by

Sign here



Print name

WASSIM ARNAUT

Capacity

Sole director & secretary.

For personal use only

## Return your Form:



### To Your Controlling Participant:

Return this form directly to your  
stockbroker



### By Mail:

Automic Group  
GPO Box 5193  
Sydney NSW 2001

### For all enquiries:



Phone:

1300 441 596 (within Australia)  
+61 2 9934 0549 (international)

Email:

[corporate.actions@automicgroup.com.au](mailto:corporate.actions@automicgroup.com.au)

«Registration\_Details\_Line\_1»  
«Registration\_Details\_Line\_2»  
«Registration\_Details\_Line\_3»  
«Registration\_Details\_Line\_4»  
«Registration\_Details\_Line\_5»  
«Registration\_Details\_Line\_6»

## Takeover Acceptance Form – CHES Sub-register



**Your acceptance must be received no later than 7:00pm (Sydney time) on 13 March 2026, being the last day of the Offer Period (unless the Offer is extended or withdrawn by the Bidder).**

This form and the Bidder's Statement are important documents that require your immediate attention. This form relates to an offer (**Offer**) by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Iris**) to purchase all of your fully paid ordinary units (**RCT Units**) in Reef Casino Trust ARSN 093 156 293 (ASX: RCT) (**RCT**), the terms of which are set out in the Bidder's Statement dated 29 August 2025 as replaced or supplemented (**Bidder's Statement**). Capitalised terms used in this form have the same meaning as in the Bidder's Statement, unless otherwise defined.

If you are in doubt about how to deal with this Offer, please contact your financial or other professional advisor.

Note this form can only be used in relation to the RCT unitholding represented by the details printed above and overleaf.

### Registration name and Offer details

The consideration for Your RCT Units will be paid to the name(s) as they appear on the register, as provided to the Bidder. The current address recorded on the Bidder's copy of the register is printed above and overleaf. If you have recently bought or sold RCT Units your holding may differ from that shown. If you have already sold all Your RCT Units, do not complete or return this form.

### Step 1: Accept the Offer

Only sign and return this form if you wish to accept the Offer for all of Your RCT Units.

As Your RCT Units are in a CHES Holding, you may contact your Controlling Participant directly (normally your stockbroker) with instructions to accept the Offer. If you do this, your Controlling Participant will provide you with details as to what they require in order to accept the Offer on your behalf. If you want the Bidder to contact your Controlling Participant on your behalf, sign and return this form to the address above so that it is received in sufficient time to allow your instruction to be acted upon by the close of the Offer Period. This will authorise the Bidder and Share Registry to request your Controlling Participant to initiate acceptance of the Offer on your behalf.

By signing this form, you represent and warrant to the Bidder, as set out in section 10.5 of the Bidder's Statement, that both at the time of acceptance and at the time the transfer to the Bidder of Your RCT Units is registered:

- you have paid to RCT all amounts which are due for payment for Your RCT Units;
- all of Your RCT Units are fully paid and free from all mortgages, charges, liens and other encumbrances of any nature; and
- you have full power and capacity to sell and transfer Your RCT Units.

You should allow sufficient time for your Controlling Participant or the Bidder to initiate the acceptance of the Offer on your behalf. Neither the Bidder nor Share Registry will be responsible for any delays incurred by the process of requesting your Controlling Participant to accept the Offer.

### Step 2: Signing instructions

**Individual:** Where Your RCT Units are in one name, the RCT Unitholder must sign.

**Joint holding:** Where Your RCT Units are in more than one name, all of the RCT Unitholders must sign.

**Power of Attorney:** Where signing under a Power of Attorney (**POA**), you must attach an original certified copy of the POA to this form.

**Companies:** Where Your RCT Units are in the name of a company, this form must be signed in accordance with the Corporations Act, either as:

- a sole director and a company secretary OR a sole director (if no company secretary exists), OR
- two directors, OR
- a director and a company secretary.

**Overseas companies:** Where Your RCT Units are in the name of an overseas company (companies incorporated outside Australia) the form must be signed as above, or documentation must be provided showing that the company can sign in an alternate manner.

**Deceased estate:** All executors must sign and a certified copy of Probate or Letters of Administration must accompany this form.

### Step 3: Contact Details

Entering contact details is not compulsory but will assist us if we need to contact you.

**If you have any queries about the terms of the Offer or how to accept, please call the Offer Information Line on 1300 441 596 (within Australia), +61 2 9934 0549 (international) between 8:30am to 7:00pm (Sydney time) during business days or email [corporate.actions@automicgroup.com.au](mailto:corporate.actions@automicgroup.com.au).**

**Turn over to complete the form**

# Acceptance Form

TAKEOVER OFFER FOR UNITS IN REEF CASINO TRUST

## Registered Holder Details

«Registration\_Details\_Line\_1»  
«Registration\_Details\_Line\_2»  
«Registration\_Details\_Line\_3»  
«Registration\_Details\_Line\_4»  
«Registration\_Details\_Line\_5»  
«Registration\_Details\_Line\_6»

## Your Holding

**Holder Identification Number (HIN):**  
«HIN»

For your security keep your HIN confidential.

**Number of RCT Units held as at 7:00pm (Sydney time) on 29 August 2025 (Register Date)**

«Holding»

By accepting the Offer for all of Your RCT Units, you are accepting the Offer for all of Your RCT Units as recorded by the Bidder as being held by you at the date your acceptance is processed (even if different to the number stated above).

## STEP 1 - Accept the Offer

### Option A: Online acceptance (recommended)

Visit <https://investor.automic.com.au/#/home>

To accept the Offer online, simply scan the barcode to the right with your tablet or visit <https://investor.automic.com.au/#/home> on your browser and register.

**Please follow these instructions:**

1. Select "Reef Casino Takeover Offer" from the dropdown list in the Issuer Name Field
2. Enter your Holder Identification Number (HIN) as shown on the top of this acceptance form or on your most recent holding statement
3. Enter your postcode OR country of residence (only if outside Australia)
4. Tick the box "I'm not a robot" and then select "Next"
5. Complete the prompts to set up your username and password details
6. Once you are logged in, select "Offers" from the left-hand vertical menu and follow the online prompts to submit your acceptance



### Option B: Paper acceptance

*This section must be completed if you are NOT accepting the Offer online.*

If you correctly sign and return this form you will be deemed to have accepted the Offer in respect of all of Your RCT Units. Your form must be received before the Offer closes.

## STEP 2 - Signatory of RCT Unitholder(s)

I/We accept the Offer made by the Bidder for all of my/our RCT Units at the Offer Price, and I/we agree to be bound by the terms and conditions of the Offer as set out in the Bidder's Statement. I/We authorise the transfer of the accepted RCT Units in accordance with the above instructions.

Individual or RCT Unitholder 1

Sole Director and Sole Company Secretary/  
Director (cross out titles as applicable)

Individual or RCT Unitholder 2

Director

Individual or RCT Unitholder 3

Director/Company Secretary  
(cross out titles as applicable)

## STEP 3 - Contact Details

Contact Name:

Contact Daytime Telephone:

Date

 /  / 

### Privacy Notice

Automic Pty Ltd (ACN 152 260 814) trading as Automic Group advises that Chapter 2C of the Corporation Act 2001 requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Primarily, your personal information is used in order to provide a service to you. We may also disclose the information that is related to the primary purpose and it is reasonable for you to expect the information to be disclosed. You have a right to access your personal information, subject to certain exceptions allowed by law and we ask that you provide your request for access in writing (for security reasons). Our privacy policy is available on our website – [www.automic.com.au](http://www.automic.com.au)

## Return your Form:

✉ **By Mail:**  
Automic Group  
GPO Box 5193  
Sydney NSW 2001


## For all enquiries:

☎ Phone:  
1300 441 596 (within Australia)  
+61 2 9934 0549 (international)

Email:  
[corporate.actions@automicgroup.com.au](mailto:corporate.actions@automicgroup.com.au)

«Registration\_Details\_Line\_1»  
«Registration\_Details\_Line\_2»  
«Registration\_Details\_Line\_3»  
«Registration\_Details\_Line\_4»  
«Registration\_Details\_Line\_5»  
«Registration\_Details\_Line\_6»

## Takeover Acceptance Form – Issuer Sponsored Holders

 **Your acceptance must be received no later than 7:00pm (Sydney time) on 13 March 2026, being the last day of the Offer Period (unless the Offer is extended or withdrawn by the Bidder).**

This form and the Bidder's Statement are important documents that require your immediate attention. This form relates to an offer (**Offer**) by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Iris**) to purchase all of your fully paid ordinary units (**RCT Units**) in Reef Casino Trust ARSN 093 156 293 (ASX: RCT) (**RCT**), the terms of which are set out in the Bidder's Statement dated 29 August 2025 as replaced or supplemented (**Bidder's Statement**). Capitalised terms used in this form have the same meaning as in the Bidder's Statement, unless otherwise defined.

If you are in doubt about how to deal with this Offer, please contact your financial or other professional advisor.

Note this form can only be used in relation to the RCT unitholding represented by the details printed above and overleaf.

### Registration name and Offer details

The consideration for Your RCT Units will be paid to the name(s) as they appear on the register, as provided to the Bidder. The current address recorded on the Bidder's copy of the register is printed above and overleaf. If you have recently bought or sold RCT Units your holding may differ from that shown. If you have already sold all Your RCT Units, do not complete or return this form.

### Step 1: Accept the Offer

Only sign and return this form if you wish to accept the Offer for all of Your RCT Units.

By signing this form, you represent and warrant to the Bidder, as set out in section 10.5 of the Bidder's Statement, that both at the time of acceptance and at the time the transfer to the Bidder of Your RCT Units is registered:

- you have paid to RCT all amounts which are due for payment for Your RCT Units;
- all of Your RCT Units are fully paid and free from all mortgages, charges, liens and other encumbrances of any nature; and
- you have full power and capacity to sell and transfer Your RCT Units.

### Step 2: Signing instructions

**Individual:** Where Your RCT Units are in one name, the RCT Unitholder must sign.

**Joint holding:** Where Your RCT Units are in more than one name, all of the RCT Unitholders must sign.

**Power of Attorney:** Where signing under a Power of Attorney (**POA**), you must attach an original certified copy of the POA to this form.

**Companies:** Where Your RCT Units are in the name of a company, this form must be signed in accordance with the Corporations Act, either as:

- a sole director and a company secretary OR a sole director (if no company secretary exists), OR
- two directors, OR
- a director and a company secretary.

**Overseas companies:** Where Your RCT Units are in the name of an overseas company (companies incorporated outside Australia) the form must be signed as above, or documentation must be provided showing that the company can sign in an alternate manner.

**Deceased estate:** All executors must sign and a certified copy of Probate or Letters of Administration must accompany this form.

### Step 3: Contact Details

Entering contact details is not compulsory but will assist us if we need to contact you.

**If you have any queries about the terms of the Offer or how to accept, please call the Offer Information Line on 1300 441 596 (within Australia), +61 2 9934 0549 (international) between 8:30am to 7:00pm (Sydney time) during business days or email [corporate.actions@automicgroup.com.au](mailto:corporate.actions@automicgroup.com.au).**

**Turn over to complete the form**

# Acceptance Form

TAKEOVER OFFER FOR UNITS IN REEF CASINO TRUST

## Registered Holder Details

«Registration\_Details\_Line\_1»  
«Registration\_Details\_Line\_2»  
«Registration\_Details\_Line\_3»  
«Registration\_Details\_Line\_4»  
«Registration\_Details\_Line\_5»  
«Registration\_Details\_Line\_6»

## Your Holding

**Securityholder Reference Number (SRN):**  
«SRN»

For your security keep your SRN confidential.

**Number of RCT Units held as at 7:00pm (Sydney time) on 29 August 2025 (Register Date)**

«Holding»

By accepting the Offer for all of Your RCT Units, you are accepting the Offer for all of Your RCT Units as recorded by the Bidder as being held by you at the date your acceptance is processed (even if different to the number stated above).

## STEP 1 - Accept the Offer

### Option A: Online acceptance (recommended)

Visit <https://investor.automic.com.au/#/home>

To accept the Offer online, simply scan the barcode to the right with your tablet or visit <https://investor.automic.com.au/#/home> on your browser and register.

#### Please follow these instructions:

1. Select "Reef Casino Takeover Offer" from the dropdown list in the Issuer Name Field
2. Enter your Securityholder Reference Number (SRN) as shown on the top of this acceptance form or on your most recent holding statement
3. Enter your postcode OR country of residence (only if outside Australia)
4. Tick the box "I'm not a robot" and then select "Next"
5. Complete the prompts to set up your username and password details
6. Once you are logged in, select "Offers" from the left-hand vertical menu and follow the online prompts to submit your acceptance



### Option B: Paper acceptance

*This section must be completed if you are NOT accepting the Offer online.*

If you correctly sign and return this form you will be deemed to have accepted the Offer in respect of all of Your RCT Units. Your form must be received before the Offer closes.

## STEP 2 - Signatory of RCT Unitholder(s)

I/We accept the Offer made by the Bidder for all of my/our RCT Units at the Offer Price, and I/we agree to be bound by the terms and conditions of the Offer as set out in the Bidder's Statement. I/We authorise the transfer of the accepted RCT Units in accordance with the above instructions.

Individual or RCT Unitholder 1

Sole Director and Sole Company Secretary/  
Sole Director (cross out titles as applicable)

Individual or RCT Unitholder 2

Director

Individual or RCT Unitholder 3

Director/Company Secretary (cross out titles as applicable)

## STEP 3 - Contact Details

Contact Name:

Contact Daytime Telephone:

Date

 /  / 

### Privacy Notice

Automic Pty Ltd (ACN 152 260 814) trading as Automic Group advises that Chapter 2C of the Corporation Act 2001 requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Primarily, your personal information is used in order to provide a service to you. We may also disclose the information that is related to the primary purpose and it is reasonable for you to expect the information to be disclosed. You have a right to access your personal information, subject to certain exceptions allowed by law and we ask that you provide your request for access in writing (for security reasons). Our privacy policy is available on our website – [www.automic.com.au](http://www.automic.com.au)

12 September 2025

Dear RCT Unitholders,

**RE: IRIS CAIRNS PROPERTY PTY LTD AS TRUSTEE FOR THE IRIS CAIRNS PROPERTY TRUST OFF-MARKET TAKEOVER BID FOR REEF CASINO TRUST**

We refer to the off-market takeover bid by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Iris**) (**Bidder**) under Chapter 6 of the *Corporations Act 2001* (Cth) (**Corporations Act**) for all the units in Reef Casino Trust ARSN 093 156 293 (**RCT**) (**Offer**).

Subject to the terms of the Offer, RCT Unitholders will receive \$3.87 in cash for each RCT Unit accepted by RCT Unitholders under the Offer.

The Offer opened on 12 September 2025 and is scheduled to close at 7:00pm (Sydney time) on 13 March 2026 (unless extended or withdrawn as permitted by the Corporations Act).

**IMPORTANT INFORMATION**

In accordance with section 110D of the Corporations Act this letter provides instructions as to how you can access the bidder's statement lodged by Bidder with the Australian Securities and Investments Commission on 29 August 2025 in connection with the Offer (**Bidder's Statement**).

The Bidder's Statement is being provided to you pursuant to item 6 of section 633(1) of the Corporations Act and sets out the details of the Offer, including its terms and benefits you will receive from accepting the Offer. The Bidder's Statement also includes important information about the Offer, including the risks associated with the Offer.

We urge you to read all of the Bidder's Statement carefully, and then to **ACCEPT** the Offer as soon as possible.

For personal use only

## ACCESSING THE BIDDER'S STATEMENT AND ACCEPTING THE OFFER ONLINE

The Bidder's Statement, along with your personalised Acceptance Form, can be accessed online through the Automic Investor Portal. You can also use this portal to accept the Offer electronically.



<b>I already have an online account with Automic Share Registry</b>	Visit: <a href="https://investor.automic.com.au/#/home">https://investor.automic.com.au/#/home</a> <ol style="list-style-type: none"><li>1. Select: "Existing Users Sign In"</li><li>2. Once signed in, go to "Documents and Statements" to download the Bidder's Statement and your personalised Acceptance Form</li><li>3. To accept the Offer, click "Offers" in the left-hand menu and follow the prompts</li></ol>
<b>I don't have an online account with Automic Share Registry</b>	Visit: <a href="https://investor.automic.com.au/#/home">https://investor.automic.com.au/#/home</a> <ol style="list-style-type: none"><li>1. Click "Register" then select "<i>Reef Casino Takeover Offer</i>" from the dropdown list in the Issuer Name Field</li><li>2. Enter your Holder Identification Number / Securityholder Reference Number (HIN/SRN), and your postcode (or country of residence if outside Australia)</li><li>3. Tick the box "I'm not a robot" and then select "Next"</li><li>4. Follow the prompts to set up your login credentials</li><li>5. Once logged in:<ul style="list-style-type: none"><li>• Go to "Documents and Statements" to download the Bidder's Statement and your personalised Acceptance Form</li><li>• Click "Offers" from the left-hand menu to accept the Offer</li></ul></li></ol>

Please note that issuer sponsored holders with an existing account will need to click the "add holdings" button once you have logged in, select "Reef Casino Takeover Offer" from the dropdown list, and follow the prompts.

### ENQUIRIES

If you have any queries about the terms of the Offer or how to accept, please call the Offer Information Line on 1300 441 596 (within Australia) or +61 2 9934 0549 (outside Australia) between 8:30am to 7:00pm (Sydney time) Monday to Friday (excluding public holidays) or by email at [corporate.actions@automicgroup.com.au](mailto:corporate.actions@automicgroup.com.au).

Yours sincerely

Wassim Arnaout  
**Iris Cairns Property Pty Ltd as trustee for the Iris Cairns Property Trust**

For personal use only