REEF CASINO TRUST
ARSN 093 156 293

APPENDIX 4E

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

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

Reporting period
Financial year ended 31 December 2023

Previous corresponding period
Financial year ended 31 December 2022

1. RESULTS FOR ANNOUNCEMENT TO THE MARKET

	Year ended 31 December 2023 $	Year ended 31 December 2022 $	% Change
Revenue from ordinary activities	$26,291,000	$30,515,000	Down 13.8%
Profit / (Loss) from ordinary activities after income tax attributable to members	$5,371,000	$8,993,000	Down 40.3%
Net profit / (Net loss) for the period attributable to members	$5,371,000	$8,993,000	Down 40.3%
Distributable profit *	$10,742,000	$17,986,000	Down 40.3%

**Basis of preparation: Distributable profit is a non-IFRS measure that is determined in accordance with the Trust Constitution and used as the basis for determining distributions to unitholders. Distributable profit is determined as net profit for each half year, adding back distributions to unitholders which have been treated as finance costs in accordance with IFRS. The distributable profit has been audited by Grant Thornton Audit Pty Ltd. Refer to the auditor's report for the year ended 31 December 2023 on page 33 of the attached.*

2. DISTRIBUTIONS

For the 6 months ended 31 December 2023	12.25 cents per unit (unfranked)
Record date for determining entitlements to distribution	29 December 2023

3. NET TANGIBLE ASSETS PER UNIT (NTA backing)

	As at 31 December 2023	As at 31 December 2022
Net tangible asset backing per unit (NTA backing) [1]	$1.36	$1.45

[1] Excludes Right-of-use assets.

4. EXPLANATIONS
Additional 4E disclosures, commentary and other significant information can be found in the attached financial report for the year ended 31 December2023.

ANNUAL GENERAL MEETING
The annual general meeting will be held on 17 May 2024 at the Reef Hotel Casino, 35-41 Wharf Street, Cairns Qld 4870.

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REEF
CASINO TRUST

ARSN 093 156 293

FINANCIAL, DIRECTORS' AND AUDITOR'S REPORTS
31 DECEMBER 2023

Chairman's Review

On behalf of the Board of Directors of Reef Corporate Services Limited, Responsible Entity of the Reef Casino Trust (Trust), I present my review in respect for the financial year ended 31 December 2023.

A SOLID RESULT

- **Distributable profit* of $10.742 million despite challenges.**
- **Unit distribution rate maintained at 100%.**
- **Reef Hotel Casino complex property valuation increased by $29.0 million to $161.0 million.**
- **Healthy balance sheet that is virtually debt free.**
- **Management and staff managed challenges well.**

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Financial Summary

	Dec 2023 $'000	Dec 2022 $'000
Rental revenue and other income	**26,291**	30,515
Operating expenses	**10,565**	7,875
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**15,726**	22,640
Depreciation and amortisation	**4,897**	4,567
Interest expense on financial liabilities measured at amortised cost	**87**	87
Distributable profit* before finance costs attributable to unitholders	**10,742**	17,986
Finance costs attributable to unitholders	**5,371**	8,993
Profit for the year	**5,371**	8,993
Basic and diluted earnings per unit (cents)	**21.57**	36.12

The Trust delivered distributable profit* of $10.742 million for 2023. This is a solid result and in line with previous pre-COVID yearly results. It is lower than 2022 which was a record year driven by one-off pent-up post-COVID demand. Distributable profit would have been approximately $0.900 million higher if not for a payment paid by the Operator of the Reef Hotel Casino of the same amount to the tenant of the Dome to surrender their lease to allow the Reef Hotel Casino to perform necessary maintenance works.

The Trust had rental income of $26.291 million from the Reef Hotel Casino which faced high inflationary cost pressures.

Trust costs were impacted by higher energy, insurance and maintenance costs.

* Basis of preparation: Distributable profit is a non-IFRS measure that is determined in accordance with the Trust Constitution and used as the basis for determining distributions to unitholders. Distributable profit is determined as net profit for each half year, adding back distributions to unitholders which have been treated as finance costs in accordance with IFRS. The distributable profit has been audited by Grant Thornton Audit Pty Ltd. Refer to the auditor's report for the year ended 31 December 2023 on page 33.

Unit distribution
The directors have declared a distribution of $6.101 million (12.25 cents per unit) in respect of the six month period ended 31 December 2023 to be paid on 13 March 2024.

The Trust continued its policy to distribute 100% of distributable profit*.

	2023 cents	2022 cents
Period 1 July to 31 December	**12.25**	22.99
Period 1 January to 30 June	**9.44**	13.18
Total	**21.69**	36.17

Undistributed income account
The undistributed income account balance is 20.13 cents per unit, or $10.023 million in total at 31 December 2023.

Trust balance sheet
The Trust's balance sheet remains healthy, and the Trust continues to be solvent and a going concern.

Property valuation
In accordance with the requirements of the Trust deed, the Reef Hotel Casino complex was externally and independently valued at $161.000 million as at 31 December 2023 (up from $132.000 million as at 31 December 2020). The basis of valuation of the Trust's property, plant and equipment which comprises the majority of the value of the total assets is disclosed in note 10 to the financial statements.

Borrowings
The Trust's interest only loan facility with the Bank of Queensland remains unchanged at $13.500 million and expires on 31 January 2025. The amount undrawn at 31 December 2023 was $13.499 million.

At present, the Trust has determined there is no need for additional cash facilities or liquidity given the Trust's current balance sheet position and outlook. The facility will be renewed in the coming months as the current term matures.

Capital investment
Capital expenditure in 2023 was carefully managed. Essential capital items were approved to:
- maintain and drive operational growth including new gaming machines and hotel operating assets; and
- maintain the value of the Reef Hotel Casino complex including the proper maintenance and overall upkeep of the complex building.

Board membership changes
The following changes to the board occurred during 2023 and to the date of this report:
- Ms Sarah Derry was appointed as non-executive director on 28 March 2023 and resigned on 31 January 2024.
- Mr Erwin van Lambaart was appointed as non-executive director on 31 May 2023.
- On 11 January 2024 the Board announced the appointment of Ms Abigail Cheadle as non-executive director, subject to Queensland Government Ministerial approval.
- On 31 January 2024 the Board announced the appointment of Mr Adrian Williams as non-executive director, subject to Queensland Government Ministerial approval.
- Mr Benjamin Macdonald retired as non-executive director on 26 May 2023.

Executive changes
The following Executive changes occurred during 2023:
- Mr Brad Sheahon commenced employment on 1 August 2023 and was formally appointed Chief Executive Officer on 29 September 2023;
- Mr Allan Tan, formerly the Executive Director, became non-executive director on 29 September 2023.

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Review of performance and strategy at Reef Hotel Casino by CEO, Trust

Brad Sheahon, CEO of the Responsible Entity of the Trust, has provided his brief review as follows on the Operator of the Reef Hotel Casino (CAIC):

Trading and operating conditions

- Local, regional, Queensland and Australian domestic markets held up well during the year.
- International visitation has improved although it remains below pre-COVID levels.
- Inflationary cost pressures on repairs and maintenance, insurance and energy costs.
- Increased casino regulatory oversight.

A brief review of Reef Hotel Casino performance

	Dec 2023 $'000	Dec 2022 $'000
Rental to Trust		
Casino rental to Trust	**22,825**	25,719
Hotel and other rental to Trust	**3,106**	4,628
Total rental to Trust	**25,931**	30,347

The Reef Hotel Casino continues to apply a long standing overall low risk appetite strategy. The key strategies below underpinned and drove the overall performance in 2023. These were coupled with the proven success of the Operator management strategy and philosophy under its "One Complex, One Team, One Success" mantra.

	Brief comments	**Key strategies**
Casino		
Visitation Increased by 17.8%	Visitation drives revenues throughout the Reef Hotel Casino. Visitation increased due to targeted marketing and promotion activities.	Drive initiatives to strengthen the Reef Hotel Casino as a "must see must visit" destination.
Electronic gaming Revenues decreased by 6.3%	Electronic gaming is the biggest contributor to rentals paid to the Trust. Electronic gaming continued to perform well due to ongoing patron support from local and domestic markets.	Marketing promotions and material are continually refreshed, and electronic gaming products regularly updated to ensure our offerings remain attractive to all visitors.
Table gaming Revenues increased by 3.9%	Main floor table gaming reported increased results compared to the prior year. Table gaming was primarily supported by local and interstate visitors.	Table gaming continues to be targeted towards the local and selected regional and other domestic main floor and premium players.
Hotel		
Rooms Revenues decreased by 0.2%	Strong bookings from intra and interstate visitors continued.	Our hotel is part of the Accor sales and marketing network in Australia.
Food & Beverage Revenues increased by 4.1%	Ongoing promotions and live entertainment resulted in increased visitation and activity leading to more sales from the food and beverage outlets.	Offerings targeted local and visiting patrons alike. Management remains committed to delivering patrons the best possible quality in a sustainable fashion including utilising fresh local produce and supporting local suppliers in the region.

Complex cost control

The Executive Leadership Team at Reef Hotel Casino tightly managed operating costs including labour, insurance and energy costs given the challenging inflationary conditions.

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Regulatory environment
The regulatory environment in respect of gaming is changing due to the introduction of the *Casino Control and Other Legislation Amendment Bill 2023* late last year. The implementation of this legislation will require the acquisition of new gaming products and gaming-related technologies. Management has plans in place to adjust business practises to ensure compliance with the new requirements.

Complex regulatory compliance, risk management
The Executive Leadership Team is committed to the proper delivery of successful outcomes in overall compliance and risk management including the following areas:
- Casino regulatory compliance.
- Responsible serving of gaming and alcohol.
- Anti-money laundering and counter-terrorism financing.

Initiatives during the year included:
- Enhancement of compliance programs and protocols.
- Investment in systems, tools and staff.
- Regular reviews and audits.
- Monitoring the latest developments regarding compliance and working closely with relevant regulators.

A brief look at 2024
- Regional economic and tourism growth should hopefully contribute to increased visitation.
- Costs will be closely managed in the face of inflationary pressures and ongoing economic and geopolitical uncertainties.
- A high level of compliance with regulatory requirements will continue.
- Management will consider all opportunities to enhance offerings to local and visiting patrons to ensure their expectations are exceeded.

Trading update to February 2024
The first quarter is historically Cairns' low season. Trading has been profitable.

Chairman's summary and outlook

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

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

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

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

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

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

A brief outlook for the Trust in 2024
The Trust and the Operator of the complex will continue to adopt a long standing overall low risk appetite.

The Trust's performance largely reflects the trading at the Reef Hotel Casino.

Inflation remains high although it may ease a bit while economic and trading conditions remain somewhat uncertain, increased oversight of regulatory matters will require closer management monitoring and effort.

More airline and cruise ship arrivals can be expected into Cairns and hopefully the return of overseas visitors will pick up further momentum. More conventions can be expected as the Cairns Convention Centre extension is now fully operational.

Trust costs will remain under tight control and capital investment will be carefully managed including the building expenditure program which is a necessary part of the lifecycle maintenance of the complex building.

In closing, I would like to thank my fellow Board members and the management and staff of the Trust and the Operator of the Reef Hotel Casino for their efforts and contributions during 2023.



Philip Basha
Chairman
Reef Corporate Services Limited
Responsible Entity of the Reef Casino Trust
22 February 2024

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Directors' Report

The directors of Reef Corporate Services Limited, ABN 66 057 599 621, the Responsible Entity of Reef Casino Trust (the Trust) present their report together with the financial statements of the Trust for the year ended 31 December 2023 and the auditor's report thereon.

Directors

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

Director
Mr Philip Basha (Chairman)
Mr Allan Tan (director and until 26 May 2023 alternate for Mr Macdonald)
Ms Wendy Morris
Mr Fritz Pühringer
Mr Erwin van Lambaart (appointed 31 May 2023)
Ms Sarah Derry (appointed 28 March 2023 and resigned 31 January 2024)
Mr Benjamin Macdonald (retired 26 May 2023)

Principal activities

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

Significant changes in the state of affairs

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

Review and results of operations

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

Units on issue

Units on issue and movements in issued units are detailed in note 14 to the financial statements.

Distributions

Distributions are paid on a half yearly basis.

The distribution of $11.449 million (22.99 cents per unit) in respect of the six month period ended 31 December 2022 as reported in the 2022 annual report was paid on 8 March 2023.

The distribution of $4.701 million (9.44 cents per unit) in respect of the six month period ended 30 June 2023 was paid on 13 September 2023.

The directors have declared a distribution of $6.101 million (12.25 cents per unit) in respect of the six month period ended 31 December 2023 to be paid on 13 March 2024 (note 5).

Interests of the Responsible Entity

Reef Corporate Services Limited holds no units either directly or indirectly in Reef Casino Trust. Associates of the Responsible Entity hold 35,918,661 units at 31 December 2023 (2022: 36,182,411 units).

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Responsible Entity's remuneration
In accordance with the Trust Constitution, Reef Corporate Services Limited is entitled to receive:

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

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

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

	Dec 2023	Dec 2022
	$	$
Responsible Entity Fees	**1,277,662**	1,158,434
Reimbursement of Trust Expenses	**87,285**	74,206

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

Assets
The Trust had total assets of $102.552 million as at 31 December 2023 (2022: $107.355 million). The basis of measurement of the Trust's property, plant and equipment which comprises the majority of the value of the total assets is disclosed in note 10 to the financial statements.

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

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

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

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

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Information on Directors

Philip Basha
Non-executive Chairman since 18 March 2022, Non-executive Director; director since 23 November 2020

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

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

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

Allan Tan
Non-executive Director since 29 September 2023, Executive Director from 28 March 2006 to 29 September 2023
Alternate for Mr Macdonald from 10 July 1997 to 26 May 2023

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

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

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

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

Wendy Morris
Non-executive Director since 10 February 2022
Chair of the Compliance, Audit & Risk Committee from 18 March 2022

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

Through her family's company, she was involved in the successful establishment of the Mt Emerald Windfarm now operating on the Atherton Tablelands and is currently involved in substantial property development in Port Douglas.

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

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

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

Fritz Pühringer
Non-executive Director since 11 May 2022

Mr Pühringer is a member of the Compliance, Audit & Risk Committee since 26 May 2023.

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

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

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

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

Erwin van Lambaart
Non-executive Director since 31 May 2023

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

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

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

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

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

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

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

Sarah has over 30 years' experience in hospitality, working for international hotel companies and excelling in her early career in operations. Sarah has an entrepreneurial background, having owned and operated her own successful business for over 10 years before joining Accor.

At Accor Sarah has been responsible for leading over 21,000 people, achieving exceptional financial performance, transforming Accor's people and culture strategies, integrating businesses, establishing new business lines and successfully integrating Accor's HEARTIST values and culture into guest service across the Pacific Region.

Sarah has completed post-graduate studies in Human Resource Management, Training, Executive Coaching and Organisational Development. Sarah is an active Director in companies in Australia and New Zealand.

Sarah is committed to causes and organisations that make a difference to the broader community and tries to find innovative ways to drive positive change in the world, especially in education, wellbeing and social impact. Sarah is an advisor to Two Good Co who support women in crisis through catering, employment and training pathways. Sarah is also an advisor to founder of BETTER Timor who are committed to empowering East Timor through Education.

Sarah is a respected speaker and expert in the areas of leadership, strategic management, organisational behaviour, culture transformation, executive coaching and operational excellence.

Benjamin W Macdonald AM
Non-executive Director from 20 September 1995 until 26 May 2023

Mr Macdonald was born in Brisbane and educated at Geelong Grammar School Victoria. He joined Macdonald Hamilton & Co Ltd in 1952, retiring in 1985 as joint Managing Director of the company.

Since 1985 he has served as a director of a number of Australian public companies, some of which were Perpetual Trustees Australia Ltd (Chairman), AMP Society (Australia board), CSR Limited, Placer Pacific Ltd, Allgas Energy Ltd, Bank of Queensland Ltd (Deputy Chairman), Casinos Austria International Limited (Chairman), Queensland Cotton Holdings Ltd (Chairman), FKP Ltd (Chairman) and AP Eagers Ltd (Chairman). He was a founding director and deputy Chairman of Brisbane's first FM radio station (Four Triple M Ltd).

Mr Macdonald served as the Honorary Consul for Uruguay in Queensland and served on the Committee of the Royal Automobile Club of Queensland and the Salvation Army (Brisbane Division).

For service to business and commerce through executive roles with a range of investment, banking and agricultural organisations, and to the community as a supporter of charitable and sporting bodies he has been awarded an AM.

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

	Number of units held
Mr Philip Basha	-
Mr Allan Tan	**79,950**
Ms Wendy Morris	-
Mr Fritz Pühringer	-
Mr Erwin van Lambaart	-

Events subsequent to balance date
On 22 February 2024 the board of directors of the Responsible Entity, Reef Corporate Services Limited, declared a distribution of 12.25 cents per unit payable on 13 March 2024. This distribution totals $6.101 million.

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

Lead auditor's independence declaration under section 307C of the *Corporations Act 2001* (Cth)
The lead auditor's independence declaration is set out on page 36 and forms part of the directors' report for the year ended 31 December 2023.

Other assurance services
During the year, Grant Thornton, the Trust's auditors, performed certain other services in addition to their statutory audit duties. Details are shown in note 17 and are referred to as other assurance services.

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

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

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

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



Philip Basha
Director
Cairns
22 February 2024



Wendy Morris
Director

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Statement of profit or loss and other comprehensive income for the year ended 31 December 2023

	Note	Dec 2023 $'000	Dec 2022 $'000
Revenue and other income			
Revenue and other income	6	**26,291**	30,515
Total revenue and other income		**26,291**	30,515
Expenses			
Depreciation and amortisation	7	**4,897**	4,567
Repairs and maintenance		**3,154**	1,760
Property outgoings		**1,454**	1,094
Insurance		**2,078**	1,849
Rates and taxes		**798**	772
Reimbursement to lessee		**515**	-
Responsible Entity fees		**1,278**	1,158
Responsible Entity director fees		**128**	206
Other expenses		**1,160**	1,036
Total expenses		**15,462**	12,442
Results from operating activities		**10,829**	18,073
Finance costs attributable to unitholders		**5,371**	8,993
Interest expense on financial liabilities measured at amortised cost		**87**	87
Total finance costs	**8**	**5,458**	9,080
Profit for the year		**5,371**	8,993
Other comprehensive income		**-**	-
Total comprehensive income for the year		**5,371**	8,993
Basic and diluted earnings per unit (cents)	**4**	**21.57**	36.12

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

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Statement of financial position as at 31 December 2023

	Note	Dec 2023 $'000	Dec 2022 $'000
Assets			
Cash and cash equivalents		**7,345**	13,745
Receivables	9	**2,459**	2,697
Total current assets		**9,804**	16,442
Receivables	9	**775**	775
Property, plant and equipment	10	**91,906**	90,106
Intangible assets		**67**	32
Total non-current assets		**92,748**	90,913
Total assets		**102,552**	107,355
Liabilities			
Payables	12	**5,878**	7,661
Lease liabilities		**104**	98
Total current liabilities		**5,982**	7,759
Deferred income		**9**	9
Loans and borrowings	11	**1**	200
Lease liabilities		**-**	104
Issued units – liability portion	14	**85,051**	85,051
Total non-current liabilities		**85,061**	85,364
Total liabilities		**91,043**	93,123
Equity			
Issued units – equity portion	14	**85,051**	85,051
Distribution account	5	**3,074**	5,737
Undistributed income		**10,023**	10,083
Accumulated losses		**(86,639)**	(86,639)
Total equity		**11,509**	14,232
Total equity and liabilities		**102,552**	107,355
Memorandum note – issued units			
Issued units – liability portion		**85,051**	85,051
Issued units – equity portion		**85,051**	85,051
Total issued units		**170,102**	170,102

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

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Statement of changes in equity for the year ended 31 December 2023

	Issued units $'000	Distribution account $'000	Undistributed income $'000	Accumulated losses $'000	Total $'000
1 January 2022	85,051	4,307	10,110	(86,639)	12,829
Profit for the year	-	-	-	8,993	8,993
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	8,993	8,993
Transfer to distribution account	-	8,993	-	(8,993)	-
Transfer to undistributed income account	-	27	(27)	-	-
Distributions paid	-	(7,590)	-	-	(7,590)
31 December 2022	85,051	5,737	10,083	(86,639)	14,232
1 January 2023	**85,051**	**5,737**	**10,083**	**(86,639)**	**14,232**
Profit for the year	**-**	**-**	**-**	**5,371**	**5,371**
Other comprehensive income	**-**	**-**	**-**	**-**	**-**
Total comprehensive income	**-**	**-**	**-**	**5,371**	**5,371**
Transfer to distribution account	**-**	**5,371**	**-**	**(5,371)**	**-**
Transfer from undistributed income account	**-**	**60**	**(60)**	**-**	**-**
Distributions paid	**-**	**(8,094)**	**-**	**-**	**(8,094)**
31 December 2023	**85,051**	**3,074**	**10,023**	**(86,639)**	**11,509**

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

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Statement of cash flows
for the year ended 31 December 2023

	Note	Dec 2023 $'000	Dec 2022 $'000
Cash flows from operating activities			
Cash receipts in the course of operations		**29,288**	33,146
Cash payments in the course of operations		**(12,649)**	(10,763)
Interest received		**201**	70
Interest and other finance costs paid		**(88)**	(87)
Net cash from operating activities	16	**16,752**	22,366
Cash flows from investing activities			
Payments for property, plant and equipment		**(6,716)**	(2,970)
Proceeds on disposal of property, plant and equipment		**11**	-
Net cash from investing activities		**(6,705)**	(2,970)
Cash flows from financing activities			
Repayment of loan		**(199)**	-
Principal elements of lease payments		**(98)**	(92)
Distributions paid (equity portion and liability portion)		**(16,150)**	(15,174)
Net cash from financing activities	16	**(16,447)**	(15,266)
Net (decrease) / increase in cash held		**(6,400)**	4,130
Cash and cash equivalents at 1 January		**13,745**	9,615
Cash and cash equivalents at 31 December		**7,345**	13,745

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

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Notes to the Financial Statements

1. Basis of preparation

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

a. Statement of compliance

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

The financial statements were approved by the board of directors of the Responsible Entity on 22 February 2024.

b. Basis of measurement

The financial statements are prepared on the historical cost basis.

c. Functional and presentation currency

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

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

d. Use of estimates and judgements

The preparation of financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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

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

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

Note 10: Property, plant and equipment
Note 14: Issued units

2. Significant accounting policies

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

a. Standards issued but not yet effective

There are no new standards, amendments to standards and interpretations effective for annual periods beginning after 1 January 2023 that would have a material impact.

b. Income tax

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

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3. Segment information

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

	Dec 2023 $'000	Dec 2022 $'000
Rental income		
Casino operations	**22,825**	25,719
Hotel and other non-casino operations	**3,106**	4,628
Total rental income	**25,931**	30,347

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

4. Earnings per unit

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

	Dec 2023 Cents	Dec 2022 Cents
Basic and diluted earnings per unit	**21.57**	36.12
	Number	Number
Weighted average number of units (equity portion) for the year (note 14)	**24,900,518**	24,900,518
	$'000	$'000
Profit for the year	**5,371**	8,993

5. Distributions

Distributable income

The Trust Constitution requires calculation of distributable income for each half yearly period commencing either on the first day of January or July and the amount transferred to a distribution account on the last day of such period. As the Trust must distribute at least 50% of net income for the period, this 50% is classified as a liability, and shown as an accrued liability on the statement of financial position (note 12). The remaining portion of the distribution is debited directly to equity and recognised as a liability in the period it is declared.

The proposed distribution for the six months ended 31 December 2023 was declared on 22 February 2024 and accounted for as follows:

	Dec 2023 $'000	Dec 2022 $'000
Distribution account (refer to statement of changes in equity)		
Balance relating to issued units – equity portion	**3,074**	5,737
Accrued distribution (payables – note 12)		
Balance relating to issued units – liability portion	**3,027**	5,713
Total of distribution accounts	**6,101**	11,450

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	Dec 2023		Dec 2022	
	Total $'000	**Cents per Unit**	Total $'000	Cents per Unit
Distributions paid and payable				
Half year ended 30 June paid September	**4,701**	**9.44**	6,564	13.18
Half year ended 31 December paid / payable March	**6,101**	**12.25**	11,449	22.99
Total distributions paid/payable	**10,802**	**21.69**	18,013	36.17

6. Revenue and other income

	Dec 2023 $'000	Dec 2022 $'000
Rental income		
Base rent	**1,339**	1,243
Contingent rent	**24,592**	29,104
Total rental income	**25,931**	30,347
Interest received and receivable		
Other persons	**129**	21
Related parties	**81**	62
Total interest received and receivable	**210**	83
Other income		
Sundry income	**150**	85
Total income	**26,291**	30,515

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

7. Expenses

Net profit includes the following specific expenses:

	Dec 2023 $'000	Dec 2022 $'000
Depreciation		
Building	**1,812**	1,498
Plant and equipment	**2,252**	2,226
Total depreciation	**4,064**	3,724
Amortisation		
Computer software	**31**	42
Site lease	**706**	707
Carpark lease	**96**	94
Total amortisation	**833**	843
Total depreciation and amortisation	**4,897**	4,567
Net loss on disposal of plant and equipment	**15**	2

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8. Finance income and expense

Recognised in profit or loss	Dec 2023 $'000	Dec 2022 $'000
Interest income on bank deposits	**129**	21
Interest income on financial assets measured at amortised cost	**81**	62
Total finance income	**210**	83
Interest expense on financial liabilities measured at amortised cost	**(87)**	(87)
Finance costs attributable to unitholders	**(5,371)**	(8,993)
Total finance expense	**(5,458)**	(9,080)
Net finance income and (expense)	**(5,248)**	(8,997)

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

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

Finance costs comprise interest expense on borrowings calculated using the effective interest method, and the portion of distributions comprising 50% of net income (note 5).

9. Receivables

	Dec 2023 $'000	Dec 2022 $'000
Current		
Rent and interest receivable from lessee	**2,347**	2,602
Prepayments and other debtors	**112**	95
Total current receivables	**2,459**	2,697
Non-current		
Financial assets - Loan to lessee	**750**	750
Security deposit	**25**	25
Total non-current receivables	**775**	775

Financial assets represent a loan to the lessee which is measured initially at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. The loan is interest bearing at a rate of 11.33% (2022: 10.08%). For exposure to credit risk, see note 13.

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10.Property, plant and equipment

a) Reconciliation of carrying amount

At 1 January 2022	Site lease $'000	Building & integral plant $'000	Plant & equip-ment $'000	Carpark lease right-of use $'000	Work in progress $'000	Total $'000
At cost or deemed cost	53,000	74,927	64,308	387	165	192,787
Accumulated depreciation / amortisation	(19,816)	(26,186)	(55,003)	(89)	-	(101,094)
Net carrying amount	33,184	48,741	9,305	298	165	91,693
Year ended 31 December 2022						
Opening net carrying amount	33,184	48,741	9,305	298	165	91,693
Index Adjustment	-	-	-	(5)	-	(5)
Additions	-	-	1,415	-	1,530	2,945
Disposals	-	-	(2)	-	-	(2)
Transfers from WIP	-	-	1,065	-	(1,065)	-
Depreciation / amortisation charge	(707)	(1,498)	(2,226)	(94)	-	(4,525)
Closing net carrying amount	32,477	47,243	9,557	199	630	90,106
At 31 December 2022						
At cost or deemed cost	53,000	74,873	66,045	382	630	194,930
Accumulated depreciation / amortisation	(20,523)	(27,630)	(56,488)	(183)	-	(104,824)
Net carrying amount	32,477	47,243	9,557	199	630	90,106
Year ended 31 December 2023						
Opening net carrying amount	**32,477**	**47,243**	**9,557**	**199**	**630**	**90,106**
Additions	**-**	**-**	**1,202**	**-**	**5,500**	**6,702**
Disposals	**-**	**-**	**(25)**	**-**	**-**	**(25)**
Transfers from WIP	**-**	**2,825**	**2,081**	**-**	**(4,917)**	**(11)**
Depreciation / amortisation charge	**(706)**	**(1,812)**	**(2,252)**	**(96)**	**-**	**(4,866)**
Closing net carrying amount	**31,771**	**48,256**	**10,563**	**103**	**1,213**	**91,906**
At 31 December 2023						
At cost or deemed cost	**53,000**	**76,709**	**67,741**	**382**	**1,213**	**199,045**
Accumulated depreciation / amortisation	**(21,229)**	**(28,453)**	**(57,178)**	**(279)**	**-**	**(107,139)**
Net carrying amount	**31,771**	**48,256**	**10,563**	**103**	**1,213**	**91,906**

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Operating leases as lessor

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

	Site Lease	Building & integral plant	Plant & Equip-ment	Carpark Lease right-of use	Work in progress	Total
	$'000	$'000	$'000	$'000	$'000	$'000
2022	32,477	47,243	9,557	-	630	89,907
2023	**31,771**	**48,256**	**10,563**	**-**	**1,213**	**91,803**

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

	Dec 2023 $'000	Dec 2022 $'000
Site lease	**31,771**	32,477
Carpark lease	**103**	199
Total right-of-use assets	**31,874**	32,676
Capital expenditure commitments		
Contracted but not provided for and payable:		
Not longer than one year	**968**	2,113

b) Accounting policy

i) Classification of building

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

ii) Recognition and measurement

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

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

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

iii) Subsequent expenditure

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

iv) Depreciation

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognised in profit or loss (note 7).

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

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

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

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c) External valuation

At 31 December 2023 an independent valuation of the Trust's interest in the Reef Hotel Casino complex was carried out by CBRE Valuations Pty Limited. The complex was valued at $161.0 million. The valuation was determined in line with the process set out below. The current use is considered to be the highest and best use. The Trust's interest in the complex, which is considered to be a single cash generating unit, comprises the building, site lease, casino licence and plant and equipment. The casino licence has a carrying amount of nil (2022: nil).

Valuation process

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

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

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

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

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

d) Impairment testing

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

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

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

e) Leased assets

i) Trust as lessee accounting policy

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Trust. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the

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remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

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

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

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

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

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

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

ii) Site lease

The Trust paid $53 million to the Queensland Government by way of a lump sum prepayment of the rental payable for the term of the lease (75 years) for the site on which the Reef Hotel Casino complex is situated. At 31 December 2023, the remaining term of the site lease was 45 years. The conditions of the lease are set out in the Cairns Casino Agreement which forms part of the Cairns Casino Agreement Act 1993. Negotiations for a further lease can take place during the last 10 years. The lease cannot be assigned or sublet without consent of the Minister. The site is required to be used for commercial purposes only.

iii) Operating leases as lessor

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

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

	Dec 2023 $'000	Dec 2022 $'000
Less than one year	**1,339**	1,243
Between one and two years	**1,339**	1,243
Between two and three years	**1,339**	1,243
Between three and four years	**1,339**	1,243
Between four and five years	**1,339**	1,243
More than five years	**34,208**	32,991
Total future minimum lease payments receivable	**40,903**	39,206

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f) Lease liabilities

Future minimum lease payment are as follows:

	Dec 2023 $'000	Dec 2022 $'000
Less than one year	**106**	104
Between one and two years	**-**	106
Total future minimum lease payments	**106**	210
Interest	**(2)**	(8)
Present value of minimum lease payments	**104**	202

g) Lease payments recognised in the statement of profit or loss

	Dec 2023 $'000	Dec 2022 $'000
Interest on lease liabilities (included in finance cost)	**6**	10
Expenses relating to short-term leases (included in other expenses)	**7**	9
Total lease payments recognised in the statement of profit or loss	**13**	19

Total cash outflow for leases in 2023 was $111,167 (2022: $111,163).

11.Loans and Borrowings

	Facility available		**Facility used**		**Facility unused**	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000	**2023 $'000**	2022 $'000
Non-current						
Bank loan - BOQ Limited	**13,500**	13,500	**1**	200	**13,499**	13,300
Total non-current bank loan	**13,500**	13,500	**1**	200	**13,499**	13,300

The Trust's loans and borrowings are measured at amortised cost. For more information about the Trust's exposure to interest rate and liquidity risk, see note 13.

The Bank loan is secured by a registered first and second mortgage over the Special Lease (a Crown lease for a term of 75 years under which the Trust occupies the site on which the complex is built) and a first ranking fixed and floating equitable charge over the whole of the assets and undertakings of the Trust. The facility expires on 31 January 2025.

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

12.Payables

	Dec 2023 $'000	Dec 2022 $'000
Trade creditors and accruals – unsecured	**2,851**	1,948
Accrued distributions (note 5)	**3,027**	5,713
Total payables	**5,878**	7,661

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

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13.Financial instruments – fair values and risk management

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

Risk management framework

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

Credit risk

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

The carrying amount of financial assets represents the maximum credit exposure. The Trust's most significant customer, Casinos Austria International (Cairns) Pty Limited (lessee of the Reef Hotel Casino), accounts for $3,096,973 of the receivables carrying amount at 31 December 2023 (2022: $3,352,199). Details of the lease agreement are contained in note 10.

Liquidity risk

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

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

	Carrying amount $'000	Contractual cash flows $'000	Less than 1 year $'000	1 to 2 years $'000	2 to 5 years $'000
31 December 2023 Non-derivative financial liabilities					
Trade creditors and accruals	**2,851**	**2,851**	**2,851**	**-**	**-**
Accrued distribution	**3,027**	**3,027**	**3,027**	**-**	**-**
Bank borrowings	**1**	**1**	**1**	**-**	**-**
Lease liabilities	**104**	**106**	**106**	**-**	**-**
Issued units – liability portion*	**85,051**	**-**	**-**	**-**	**-**
31 December 2022 Non-derivative financial liabilities					
Trade creditors and accruals	1,948	1,948	1,948	-	-
Accrued distribution	5,713	5,713	5,713	-	-
Bank borrowings	200	229	14	14	201
Lease liabilities	202	210	104	106	-
Issued units – liability portion*	85,051	-	-	-	-

* Future cash flows from the liability portion of issued units are dependent on the future income of the Trust (refer to note 14). Finance costs attributable to unitholders for the year ended 31 December 2023 totalled $5,371,000 (2022: $8,993,000).

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

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Market risk

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

Interest rate risk

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

	Dec 2023 $'000	Dec 2022 $'000
Variable rate Instruments		
Financial assets	**8,095**	14,495
Financial liabilities	**(1)**	(200)
Total variable rate instruments	**8,094**	14,295

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates would increase or decrease the Trust's finance income by $81,000 (2022: $145,000), finance costs by $10 (2022: $2,000) and profit for the year by $40,000 (2022: $71,000).

Fair values

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

	31 December 2023		31 December 2022	
	Carrying amount $'000	**Fair value $'000**	Carrying amount $'000	Fair value $'000
Assets at amortised cost				
Cash and cash equivalents	**7,345**	**7,345**	13,745	13,745
Receivables	**3,234**	**3,234**	3,472	3,472
Total assets at amortised cost	**10,579**	**10,579**	17,217	17,217
Liabilities at amortised cost				
Payables	**5,878**	**5,878**	7,661	7,661
Loans and borrowings	**1**	**1**	200	200
Issued units – liability portion	**85,051**	**80,180**	85,051	75,698
Total liabilities at amortised cost	**90,930**	**86,059**	92,912	83,559

Interest rates used for determining fair value

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

	Dec 2023	Dec 2022
Receivables	**11.33%**	10.08%
Loans and borrowings	**8.04%**	6.79%

Fair value hierarchy

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

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (ie: as prices) or indirectly (ie: derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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i) Current receivables and current payables

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

ii) Non-current receivables and loans and borrowings

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

iii) Issued units – liability portion

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

14.Issued Units

	Dec 2023 $'000	Dec 2022 $'000
49,801,036 (December 2022: 49,801,036) units		
Issued units – equity portion	**85,051**	85,051
Issued units – liability portion	**85,051**	85,051
Total issued units	**170,102**	170,102

The number of issued units includes 740,000 (December 2022: 740,000) restricted founder units.

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

Compound financial instruments – issued units

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

15.Capital management

The Trust policy is to maintain the current level of issued units (2023: $170,102,000; 2022: $170,102,000). Capital requirements are assessed based on budgeted cash flows and capital expenditure commitments and are monitored on an ongoing basis. Should new funding be required for enhancement or for investment in new opportunities the Trust will consider an appropriate balance of new equity and/or debt funding. Surplus funds are used to repay debt.

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

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16.Cash flow information

Reconciliation of cash flows from operating activities

	Dec 2023 $'000	Dec 2022 $'000
Profit for the year	**5,371**	8,993
Adjustments For:		
Loss on disposal of property, plant and equipment	**15**	2
Finance costs attributable to unitholders	**5,371**	8,993
Depreciation and amortisation	**4,897**	4,567
Net cash from operating activities before changes in working capital	**15,654**	22,555
Changes in operating assets and liabilities		
Decrease / (increase) in receivables and other assets	**236**	(411)
Increase in payables	**862**	222
Net cash from operating activities	**16,752**	22,366

Reconciliation of liabilities and associated equity balances arising from financing activities

	Liabilities			Equity	
	Loan $'000	Lease liability $'000	Accrued distribution $'000	Distribution account $'000	Total $'000
At 1 January 2022	200	299	4,303	4,307	9,108
Index Adjustment	-	(5)	-	-	(5)
Cashflows	-	(92)	(7,583)	(7,590)	(15,266)
Distribution paid/payable	-	-	8,993	9,020	18,013
At 31 December 2022	200	202	5,713	5,737	11,850
At 1 January 2023	**200**	**202**	**5,713**	**5,737**	**11,850**
Cashflows	**(199)**	**(98)**	**(8,057)**	**(8,094)**	**(16,447)**
Distribution paid/payable	**-**	**-**	**5,371**	**5,431**	**10,802**
At 31 December 2023	**1**	**104**	**3,027**	**3,074**	**6,205**

17.Remuneration of auditors

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

	Dec 2023 $	Dec 2022 $
Grant Thornton Audit Pty Ltd		
Audit of statutory financial reports	**88,065**	81,825
Other assurance services	**27,965**	27,899
Total Auditor Remuneration	**116,030**	109,724

18.Related party information

The Responsible Entity

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

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Key management personnel

Name	Short-term salary and fees	Post-employment superannuation benefits	Total
2023	**$**	**$**	**$**
Non-executive directors			
Philip Basha	-	-	-
Allan Tan (Executive Director until 29 September 2023)	**263,679**	-	**263,679**
Wendy Morris	**83,000**	**8,923**	**91,923**
Fritz Pühringer	-	-	-
Erwin van Lambaart (appointed 31 May 2023)	-	-	-
Sarah Derry (appointed 28 March 2023, resigned 31 January 2024)	-	-	-
Benjamin Macdonald (retired 26 May 2023)	**32,661**	**3,429**	**36,090**
Executive			
Brad Sheahon (Chief Executive Officer – commenced 1 August 2023 formally appointed 29 September 2023)	**125,251**	**11,416**	**136,667**
Alison Galligan (Company Secretary)	**147,856**	-	**147,856**
Total remuneration	**652,447**	**23,768**	**676,215**
2022			
Non-executive directors			
Philip Basha (Chairman from 18 March 2022)	-	-	-
Benjamin Macdonald	80,726	8,275	89,001
Wendy Morris (appointed 10 February 2022)	73,042	7,512	80,554
Fritz Pühringer (appointed 11 May 2022)	-	-	-
Michael Issenberg (Chairman until 18 March 2022)	33,548	3,355	36,903
Simon McGrath (retired 18 January 2022)	-	-	-
Christoph Zurucker-Burda (retired 11 May 2022)	-	-	-
Executive Director			
Allan Tan	297,945	-	297,945
Executive			
Alison Galligan, Company Secretary	140,832	-	140,832
Total remuneration	626,093	19,142	645,235

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

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

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

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

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

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

Unit holdings of directors of the Responsible Entity

Name	Balance at start of the year Number	Changes during the year Number	Balance at end of the year Number
Philip Basha	-	-	-
Allan Tan	**79,950**	-	**79,950**
Wendy Morris	-	-	-
Fritz Pühringer	-	-	-
Erwin van Lambaart (appointed 31 May 2023)	-	-	-
Sarah Derry (appointed 28 March 2023, resigned 31 January 2024)	-	-	-
Former Director			
Benjamin Macdonald (retired 26 May 2023)	**263,750**	**(263,750)**	-

Responsible Entity's remuneration

	Transaction value		Balance outstanding	
	Dec 2023 $	Dec 2022 $	**Dec 2023 $**	Dec 2022 $
Fees paid or payable by the Trust to Reef Corporate Services Limited during the year				
Responsible Entity fee	**1,277,662**	1,158,434	**701,943**	582,554
Reimbursement of Trust expenses	**87,285**	74,206	-	-

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

(i) Half yearly fees calculated as 0.375% of the value of net assets of the Trust (as defined in the Trust Constitution) as at the last day of the half year period just completed, paid quarterly, plus

(ii) Half yearly fees calculated as the greater of $37,500 indexed and a fee calculated on a sliding scale by reference to the value of gross assets (as defined in the Trust Constitution), payable within two months of the end of each half yearly period.

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

Other related parties

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

Reef Casino Investments Pty Ltd (jointly owned by Casinos Austria International Limited and Accor Casino Investments (Australia) Pty Limited) directly owns 50.2% (2022: 50.2%) of Reef Casino Trust.

Casinos Austria International Holding GmbH (the parent company of Casinos Austria International Limited) is incorporated in Austria and directly owns 11.37% (2022: 11.37%) of Reef Casino Trust.

Casinos Austria International Limited directly owns 5.53% (2022: 5.53%) of Reef Casino Trust and Accor Casino Investments (Australia) Pty Limited directly owns 4.86% (2022: 4.86%) of Reef Casino Trust.

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

	Transaction value		Balance outstanding	
	Dec 2023 $	Dec 2022 $	**Dec 2023 $**	Dec 2022 $
Aggregate amounts brought to account in relation to transactions with other related parties:				
Rental income received from lessee	**25,930,705**	30,347,236	**2,339,756**	2,595,820
Interest on loan to lessee	**81,359**	61,802	**7,217**	6,380
Operating expenses paid by the Trust to the lessee and entities related to the Responsible Entity	**5,628,560**	3,337,895	**1,186,066**	308,481
Management fee to lessee	**137,110**	135,500	**33,902**	33,526
Distribution paid or payable	**9,675,539**	11,934,579	**2,178,348**	4,110,968
Aggregate amounts receivable/payable with related parties at balance date:				
Current receivables			**2,346,973**	2,602,199
Non-current receivables			**750,000**	750,000
Current payables			**1,921,911**	924,561
Accrued distribution			**2,183,208**	4,150,393

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

Controlling entity

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

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Directors' declaration

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

(a) the financial statements and notes that are set out in pages 12 to 31, are in accordance with the *Corporations Act 2001* (Cth), including:

(i) giving a true and fair view of the Trust's financial position as at 31 December 2023 and of its performance for the financial year ended on that date; and

(ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*; and

(b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

2 The directors have been given the declarations required by Section 295A of the *Corporations Act 2001* (Cth) from the chief executive officer and chief financial officer for the financial year ended 31 December 2023.

3 The directors draw attention to note 1(a) to the financial statements which includes a statement of compliance with International Financial Reporting Standards.

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





Philip Basha
Director

Wendy Morris
Director

Cairns

22 February 2024

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Independent Auditor's Report

To the Unitholders of Reef Casino Trust

Report on the audit of the financial report

Opinion

We have audited the financial report of Reef Casino Trust (the Trust), which comprises the statement of financial position as at 31 December 2023, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including summary of significant accounting policy information, and the Directors' declaration.

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

a Giving a true and fair view of the Trust's financial position as at 31 December 2023 and of its performance for the year ended on that date; and

b Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Trust in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current period. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
Determination and recognition of revenue – note 6	
The Trust leases its facilities to a related party, Casinos Austria International (Cairns) Pty Ltd (the Lessee). Accordingly, the Trust's rental revenue is determined in accordance with the lease agreements between the Trust and the Lessee. Rental revenue comprises two components: a base rent and a contingent rent. The base rent component is indexed yearly and recognised on a straight-line basis over the lease term. The contingent rent component is based on the financial performance and results of the Lessee and is recognised when contractually due. The contingent rent component comprises the majority of total rental revenue. This is a key audit matter given that it is material to the Trust's results and is recognised based on the financial performance and results of the Lessee.	Our procedures included, amongst others: • Assessing the design and implementation of management's controls over the determination and recognition of rental revenue; • Analysing management's calculation of rental revenue in accordance with the lease agreements and with the audited financial statements of the Lessee; • Agreeing whether the inputs to management's calculation of contingent rental revenue are in accordance with the lease agreements and with the audited financial statements of the Lessee; • Assessing the appropriateness and sufficiency of the work performed on the Lessee's financial statements for the relevant period by the Lessee's auditor; and • Evaluating the disclosures in the financial statements for appropriateness and consistency with accounting standards.

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

The Directors of Reef Corporate Services Limited, the Responsible Entity of the Trust, are responsible for the other information. The other information comprises the information included in the Trust's annual report for the year ended 31 December 2023, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the financial report

The Directors of the Responsible Entity of the Trust are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

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Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar2_2020.pdf.This description forms part of our auditor's report.

Report on the audit of non-IFRS information

Opinion on the non-IFRS information

In our opinion, the non-IFRS information disclosed as distributable profit included in the chairman's review on pages 1 to 2 for the year ended 31 December 2023 is prepared, in all material respects, in accordance with the basis of preparation set out on page 1.

Responsibilities

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

Grant Thornton Audit Pty Ltd
Chartered Accountants

S L Cram
Partner – Audit & Assurance

Cairns, 22 February 2024

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Auditor's Independence Declaration

To the Directors of the Responsible Entity of Reef Casino Trust

In accordance with the requirements of section 307C of the *Corporations Act 2001*, as lead auditor for the audit of Reef Casino Trust for the year ended 31 December 2023, I declare that, to the best of my knowledge and belief, there have been:

a no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and

b no contraventions of any applicable code of professional conduct in relation to the audit.

Grant Thornton Audit Pty Ltd
Chartered Accountants

S L Cram
Partner – Audit & Assurance

Cairns, 22 February 2024

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