

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 attached accounts that have been audited and are not subject to any dispute or qualification.

Reporting period

Financial year ended 31 December 2022

Previous corresponding period

Financial year ended 31 December 2021

1. RESULTS FOR ANNOUNCEMENT TO THE MARKET

Revenue from ordinary activities	Up 13.5% from \$26.874 mil	to	\$30,515,000
Profit/(Loss) from ordinary activities after income tax attributable to members	Up 22.2% from - \$7.361 mil	to	\$8,993,000
Net profit/ (Loss) for the period attributable to members	Up 22.2% from - \$7.361 mil	to	\$8,993,000

Distributable profit*	Up 22.2% from \$14.722 mil	to	\$17,986,000
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**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 2022 on page 39 of the attached.*

2. DISTRIBUTIONS

For the 6 months ended 31 December 2022	22.99 cents per unit
Record date for determining entitlements to distribution	30 December 2022

3. NET TANGIBLE ASSETS PER UNIT (NTA backing)

	Current period	Previous corresponding period
Net tangible asset backing per unit (NTA backing) ¹	\$1.45	\$1.38

¹ Excludes Right-of-use assets.

4. EXPLANATIONS

Additional 4E disclosures and other significant information can be found in the attached financial report for the year ended 31 December 2022.

ANNUAL GENERAL MEETING

The annual general meeting will be held on 26 May 2023 at the Reef Hotel Casino, 35-41 Wharf Street, Cairns Qld 4870.



REEF
CASINO TRUST
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Financial, Directors' and Auditor's Reports

December 2022

Chairman's review

Dear Unitholders,

On behalf of the Board of Directors of Reef Corporate Services Limited, Responsible Entity of the Reef Casino Trust (Trust), I present my review of the Reef Casino Trust for the financial year ended 31 December 2022.

A RECORD FULL YEAR PROFIT

Key points

- **A record full year distributable profit of \$17.986 million, up 22% on previous year.**
- **Unit distribution of 22.99 cents per unit declared for 2nd half, for a total 2022 distribution of 36.17 cents per unit.**
- **Healthy balance sheet.**
- **Management and staff of Reef Hotel Casino handled the challenges posed by COVID-19 well.**

Profits

	2022 \$mil	2021 \$mil	
Net profit	8.993	7.361	Trust delivered a record result in 2022
Add back "finance costs" ¹	8.993	7.361	Distributions classified as "finance costs"
Distributable profit*	17.986	14.722	A record profit available for distribution in 2022

Unit distribution

	2022 cents	2021 cents
Period 1 July to 31 December	22.99	17.29
Period 1 January to 30 June	13.18	12.29
Total	36.17	29.58

Earnings before interest, tax, depreciation and amortisation (EBITDA)

	2022 \$mil	2021 \$mil
Period 1 January to 31 December	22.640	19.617

Trust balance sheet

The Trust's balance sheet including its cash position remains healthy. The Trust has adequate working capital.

Chairman's review (continued)

Novel Coronavirus Pandemic (COVID-19)

COVID-19 impacts in 2022

The complex stayed open throughout the year. The COVID Omicron variant had a slight dampening impact on operations at the Reef Hotel Casino in the 1st half year. The Queensland Government had mandated indoor wearing of masks and fully vaccinated requirements for entry into the complex in mid-December 2021. These requirements had ceased by April 2022.

Local and domestic patronage was generally strong during the year especially from mid-March 2022 till the end of the year. Even though international borders had reopened, there were not many international patrons.

Financial summary

Period 1 January to 31 December

	2022 \$mil	2021 \$mil	
REVENUE AND OTHER INCOME			
Rental revenue	30.347	26.760	+13.4%
Other revenue and interest income	0.168	0.114	
Total revenue and other income	30.515	26.874	+13.5%
EXPENSES			
Operating	7.962	7.353	
Depreciation and amortisation	4.567	4.799	
Total expenses	12.529	12.152	+3.1%
Distributable profit* before finance costs ¹ attributable to unitholders	17.986	14.722	+22.2%
Finance costs ¹ attributable to unitholders	8.993	7.361	
PROFIT FOR THE PERIOD	8.993	7.361	+22.2%
	Cents per unit	Cents per unit	
Earnings/(loss) per unit	36.12	29.56	
Distribution per unit	36.17	29.58	

¹ Under Australian Accounting Standards the first 50% of distributable profit is treated as "finance costs attributable to unitholders", with the remaining 50% treated as profit.

* 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 2022 on page 39.

Chairman's review (continued)

Revenue and other income

The Trust reported strong rental income for the financial year 2022 as the Reef Hotel Casino traded strongly.

Total Trust revenue and other income for the year (comprising mainly of rental income from the Reef Hotel Casino) was \$30.515 million (2021 \$26.874 million).

Expenses

Operating expenses were kept under good management and control. Building repair and maintenance expenses were higher than 2021 as part of an on-going program to maintain the complex. Insurance premiums were also higher than 2021.

Distributable profit*, Unit distribution

Trust distributable profit* was \$17.986 million for the year ended 31 December 2022.

Unit distribution is set out below.

	2022 cents	2021 cents	
Period 1 July to 31 December	22.99	17.29	Payable 8 March 2023
Period 1 January to 30 June	13.18	12.29	Paid 14 September 2022
Total	36.17	29.58	

This 2022 unit distribution reflects the requirement of the Trust Constitution to distribute at least 50% of the net income for each half and the Trust's usual distribution policy to distribute 100% of the full year profit.

Undistributed income account

The undistributed income account balance is 20.2 cents per unit, or \$10.083 million in total as at 31 December 2022.

Trust balance sheet

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

The Trust's interest only business term loan facility with the Bank of Queensland remains unchanged at \$13.5 million and expires on 31 January 2025. The amount undrawn at 31 December 2022 was \$13.3 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.

Chairman's review (continued)

Capital investment

Despite strong cash flows in the period, capital expenditure in 2022 was carefully managed due to the on-going COVID-19 pandemic and other economic factors such as inflation. Essential capital items were approved to

- 1) To maintain and drive operational growth - this included new gaming machines, hotel operating asset requirements, and
- 2) To maintain the value of the Reef Hotel Casino Complex – this included the proper maintenance and overall upkeep of the complex building.

Review of performance and strategy at Reef Hotel Casino by Executive Director

Allan Tan, the Executive Director of the Trust and also of the operator of the Reef Hotel Casino (CAIC) which is jointly controlled by Casinos Austria International Limited and Accor Casino Investments Pty Ltd, has provided his review as follows :-

Trading and operating conditions

COVID-19 impact; our markets

- The Reef Hotel Casino Complex was opened for operations throughout 2022.
- The Queensland Government had mandated indoor wearing of masks and fully vaccinated requirements for entry into the complex in mid-December 2021. These requirements had ceased by April 2022.
- Our local, regional, Queensland and Australian domestic markets held up well for our complex overall for the year.
- There were not many international tourists even though Australia's international borders had opened.
- Management and staff managed the transition from COVID pandemic to "living with COVID" well.
- Overall, our complex operations (both casino and hotel) performed strongly.

Complex performance – a brief review

The Reef Hotel Casino reports a record result

Rental to the Trust

	2022 \$mil	2021 \$mil	
Full year	30.347	26.760	A record yearly rental paid in 2022

New records were set in the following key performance indicators:

- Total complex rentals paid to Trust
- Casino rentals paid to Trust
- Hotel Rentals paid to Trust
- Electronic games revenue
- Rooms revenue

Chairman's review (continued)

Reef Hotel Casino Executive Director's Report (continued)

Complex performance – a brief review (continued)

Rental to the Trust (continued)

2022	Change compared to 2021 %	
Casino		
Total casino revenues	+4.7%	
Electronic games turnover	+15.1%	Electronic gaming is the Complex's biggest revenue segment and the biggest contributor to the rentals paid to the Trust. In 2022 it performed strongly with strong patron support from local, regional and domestic markets.
Table games drop	-18.0%	Main floor table gaming reported growth from the previous year. Premium play was lower than last year. Table gaming was supported primarily by local and interstate visitors. Very few international table gaming players visited during this period.
Hotel		
Overall hotel revenues	+27.3%	With open state borders, overall hotel revenues were higher with increased domestic travel.
Rooms revenues	+47.5%	The second and third quarters saw a surge in hotel bookings with the removal of mandated mask wearing (relaxed in March) and removal of mandated vaccination (relaxed in April). Very strong hotel bookings from intra-state and interstate were experienced resulting in a significant increase in room rate.
Food and beverage revenues	+15.5%	A targeted increase in promotions and entertainment, resulted in more visitation and activity, and a pleasing increase in sales throughout our food and beverage outlets.

Key strategies

Adopting our long standing overall low risk appetite, the following key strategies underpinned and drove our overall performance of the complex in 2022. These were coupled with the proven success of our management strategy and philosophy under our "One Complex, One Team, One Success" mantra.

COVID Safe Plan

Our detailed site specific COVID Safe Plan was no longer required by Queensland Health, effective 17 December 2021. We continued to operate with check-lists across the complex up until 14 April 2022. However, we continue to closely monitor the ongoing COVID situation.

Chairman's review (continued)

Reef Hotel Casino Executive Director's Report (continued)

Key strategies (continued)

Casino operations

Electronic Gaming

Electronic gaming remained our most important source of revenues. An appropriate and balanced package of promotion, marketing and entertainment programs was targeted at our markets in Cairns, selected regional and domestic regions.

Table Games

Similarly, we targeted our marketing efforts at local, regional and domestic markets (both main floor and premium) that have a higher chance of visiting Cairns.

Hotel operations

Rooms

Including tapping into the key Accor sales and marketing network in Australia which our hotel is part of, our Pullman hotel marketed to local, regional and domestic markets.

Food and beverage

Our food and beverage offerings targeted local, regional and domestic patrons and visitors. We were nimble as to the range of products and services that we offered from time to time depending on the market conditions.

Entertainment complex

Our complex offered an array of entertainment choices including live acts and shows, restaurants and bars, a sports arena and a unique wildlife park.

Complex cost control

The Executive Leadership Team committed to achieve the best possible outcome given the current COVID impacted trading conditions including initiatives to tightly manage operating costs. With regards to the matter of labour shortage, it was challenging but manageable for us.

Complex regulatory compliance, risk management

The Executive Leadership Team also 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 funding.

Increased initiatives during the year included:

- Enhancement of compliance programs and protocols
- Investment in systems, tools and staff
- Training of relevant staff – internal and external training
- Regular reviews and audits
- Closely monitoring the latest developments regarding compliance
- Working closely with the gaming regulator

Chairman's review (continued)

Reef Hotel Casino Executive Director's Report (continued)

A brief look at 1st half 2023

For our Complex's operations in 2023

- Still COVID uncertainties – while the general global acceptance of "living with COVID" is positive, however new variants might pose a threat
- Our Complex is tightly managed with a positive cost base/structure and sufficient human resources
- International visitors are starting to return
- Factors outside our control include inflation, economic uncertainties and higher energy costs
- Efforts will continue to be directed at regulatory, compliance and risk matters
- Continuing to properly maintain the Complex building working closely with the Trust

The Complex's operating strategies are designed to manage these as best as possible.

Trading update to February 2023

The first quarter of the year is historically and typically Cairns' low tourist season. Trading, not unexpectedly, is therefore a little subdued at this time of the year.

With COVID-19 still out there, it is too early to tell how 2023 might pan out in comparison to 2022.

CHAIRMAN'S SUMMARY AND OUTLOOK

Sum up of 2022

In 2022 the Trust delivered a new record full year profit result. The Trust was comfortably able to continue to adhere to its policy of paying 100% of distributable profit*. The Trust balance sheet remains strong and healthy despite 3 years of COVID-19. Management and staff have handled and dealt with the challenges of COVID-19 well. The Trust Board also worked well together to deliver a great outcome in 2022.

Board membership

The following appointments occurred during 2022:

- Mr Phil Basha, already a non-executive was appointed chairman on 18 March 2022.
- Ms Wendy Morris was appointed as a non-executive director on 10 February 2022.
- Mr Fritz Pühlinger was appointed as a non-executive director on 11 May 2022.

The following retirements occurred during 2022:

- Mr Michael Issenberg retired as a non-executive director and chairman on 18 March 2022.
- Mr Christoph Zurucker-Burda retired as a non-executive director on 11 May 2022.
- Mr Simon McGrath retired as a non-executive director on 18 January 2022.

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. This longstanding relationship between the Trust as the owner of the Reef Hotel Casino complex and CAIC as the operator continues to work well.

Chairman's review (continued)

Risk Management

Reef Hotel Casino – Trust's principal asset

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 Reef Hotel Casino's management 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 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 legislation (be it in relation to taxation changes, licence condition amendments or availability) could have a significant impact on the economic sustainability of the complex. This risk is mitigated by monitoring government policy and engagement with the Queensland Government.

There is an increased oversight in relation to anti-money laundering and responsible gambling by the appropriate authorities. The Board of the Responsible Entity receives 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.

The Reef Hotel Casino is located in Cairns and is exposed to possible climate change risks affecting the region including weather events, the health of the Great Barrier Reef and the tourism industry. Whilst this risk is in part mitigated by emergency planning and local engagement, it could result in further significant increases in insurance premiums and less available insurance coverage on commercially reasonable terms for some risks.

While COVID-19 pandemic continues, decisions around operating restrictions to manage pandemic risk are not always in our control.

A brief operational outlook for the Trust in 1st half 2023

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

Due to inflation, higher interest rates and global economic uncertainties, economic and trading conditions in Cairns and the region could be somewhat challenging amidst a degree of uncertainty. Increased oversight of regulatory matters requires close management monitoring and effort.

The cruise line market into Cairns is showing strong signs of recovery and many more visits by cruise ships are expected for the year. Business events and conferences are showing strong forward bookings. The return of the international market into Australia is recovering.

Trust expenditure and costs will remain under tight control and capital investment will be carefully managed. The Trust will work closely with the operator of the Complex to properly maintain the Complex building to retain its value.

The Trust's performance largely reflects the trading at the Reef Hotel Casino. Based on the abovementioned trading conditions, it is difficult to predict 2023's performance compared to a record-breaking result in 2022.

In closing, I would like thank my fellow board directors and the management and staff of the Trust and the operator of the Reef Hotel Casino for their efforts and contributions during 2022.



Philip Basha

Chairman

Reef Corporate Services Limited

Responsible Entity of Reef Casino Trust

24 February 2023

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 2022 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:

Mr Philip Basha (Chairman since 18 March 2022)
Mr Benjamin W Macdonald
Mr Fritz Pühringer (appointed 11 May 2022)
Mr Allan Tan (director and alternate for Mr Macdonald)
Ms Wendy Morris (appointed 10 February 2022)
Mr Michael Issenberg (Chairman until retired 18 March 2022)
Mr Simon McGrath (retired 18 January 2022)
Mr Christoph Zurucker-Burda (retired 11 May 2022)

Principal activities

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

Review and results of operations

Information on the operations and financial position and business strategies and prospects for future financial years is contained in the Chairman's Review commencing on page 1.

Distributions

Distributions are paid on a half yearly basis.

The distribution of \$8.610 million (17.29 cents per unit) in respect of the six month period ended 31 December 2021 as reported in the 2021 annual report was paid on 9 March 2022.

The distribution of \$6.564 million (13.18 cents per unit) in respect of the six month period ended 30 June 2022 was paid on 14 September 2022.

The directors have declared a distribution of \$11.449 million (22.99 cents per unit) in respect of the six month period ended 31 December 2022 to be paid on 8 March 2023 (note 12).

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.

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.

Directors' report (continued)

Events subsequent to balance date

On 24 February 2023 the board of directors of the Responsible Entity, Reef Corporate Services Limited, declared a distribution of 22.99 cents per unit payable on 8 March 2023. This distribution totals \$11.449 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.

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 36,182,411 units at 31 December 2022 (2021: 36,402,911 units).

Units on issue

Units on issue and movements in issued units are detailed in note 11 to the financial statements.

Assets

The Trust had total assets of \$107.355 million as at 31 December 2022 (2021: \$104.441 million). 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 8 to the financial statements.

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 2022	Dec 2021
	\$	\$
Responsible Entity fees	1,158,434	1,140,590
Reimbursement of Trust expenses	74,206	116,314

Directors' report (continued)

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 Benjamin W Macdonald	263,750
Mr Fritz Pühringer	-
Mr Allan Tan	79,950
Ms Wendy Morris	-

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.

Indemnities and insurance premiums for officers or auditors

Indemnification

Under the Trust Constitution, Compliance, Audit and 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 and 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.

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 16 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* 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 and 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.

Directors' report (continued)

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 and Risk Committee since 30 September 2021 and was Chairman of the Compliance, Audit and Risk Committee from 18 January 2022 until 18 March 2022.

Mr Basha joined the Accor finance team in 2003 and is currently Chief Financial Officer for the Premium, Midscale and Economy Brands in Middle East, Africa, Turkey & Asia-Pacific. He commenced his accounting career at KPMG in 1999 and 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.

Benjamin W Macdonald AM – Non-executive director; director since 20 September 1995

Mr Macdonald is a member of the Compliance, Audit and Risk Committee from 18 January 2022.

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.

Fritz Pühringer – Non-executive director; director since 11 May 2022

Fritz Pühringer 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, Fritz served as Managing Director of the entire WINWIN business unit.

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

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

Allan Tan – Executive director; director since 28 March 2006. Alternate for Mr Macdonald; alternate director since 10 July 1997

Mr Tan is the Executive Director of the Trust. He is also the Executive Director of Casinos Austria International (Cairns) Pty Ltd (CAIC), the operator of the Reef Hotel Casino. He was also the CEO of CAIC until 21 August 2020. He is the Executive Director of Casinos Austria International Limited.

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.

Directors' report (continued)

Information on directors (continued)

Allan Tan – Executive director; director since 28 March 2006. Alternate for Mr Macdonald; alternate director since 10 July 1997 (continued)

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 executive 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; director since 10 February 2022

Ms Morris is Chair of the Compliance, Audit and 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.

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

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.

Michael Issenberg – Non-executive chairman from 21 May 2021 until 18 March 2022, non-executive director from 21 January 2002 until 18 March 2022

Mr Issenberg was a member of the Compliance, Audit and Risk Committee from 21 May 2021 until his retirement on 18 March 2022.

Mr Issenberg has had an impressive background in the hotel industry, and for the past 25 years was with Accor, most recently holding the position of Chairman and Chief Executive Officer of AccorHotels Asia Pacific. Prior to joining AccorHotels, Mr Issenberg spent five years as Chief Executive Officer, Mirvac Hotels. This was following a successful career at Westin Hotels and Resorts, Laventhol & Horwath and Horwath & Horwath Services Pty Limited in San Francisco and Sydney.

Mr Issenberg, holds a degree in hotel administration from Cornell University, USA and is a Lifetime Member of the Cornell Hotel Society. Mr Issenberg is also a Lifetime Member of Tourism and Transport Forum in Australia.

Mr Issenberg was awarded the Ordre National du Mérite from the French Government for his work in forging strong links between France and the world and for showcasing the best standards in French hospitality, innovation and savoir faire. He was named Asia Pacific Hotelier of the Year 2019, 2015 and 2012 in the Hotel Management Awards and International Hotelier of the Year 2014 at the China Hotel Investment Conference.

Directors' report (continued)

Information on directors (continued)

Christoph Zurucker-Burda – Non-executive director; director from 14 November 2018 until 11 May 2022

Mr Zurucker-Burda studied Business Administration at Vienna University of Economics and Business, where he specialised in Business Taxation and Investment Banking and Capital Market Communication. He also spent one semester abroad at the University of South Australia in Adelaide. After graduating, he joined the tax consultancy TPA Horwath in Vienna as a Tax Advisor, moved in 2007 to BDO Auxilia as an Auditor and Certified Tax Advisor and subsequently assumed the position of Senior Fund Manager with a large real estate property fund.

Mr Zurucker-Burda then joined Casinos Austria International as Executive Vice President Finance in 2011, was appointed Chief Financial Officer in December 2013 and held the position of Chief Executive Officer from July 2018 until 31 December 2021.

Mr Zurucker-Burda is a qualified auditor and certified tax advisor.

Simon McGrath AM – Non-executive director; director from 23 August 2011 until 18 January 2022

Mr McGrath was a member of the Compliance, Audit and Risk Committee until his retirement on 18 January 2022.

Until 5 February 2022, Mr McGrath was the Chief Executive Officer for Accor Pacific, responsible for over 385 hotels, 53,000 rooms and 21,000 employees in the region.

He has had an extensive and highly respected career having worked in executive management positions in both main cities and iconic leisure destinations throughout Australia. He has also worked throughout Asia in key locations including Malaysia and Thailand.

Mr McGrath was a Director of AAPC Limited, Allegiance, and Accor Vacation Club. He also holds positions on the following industry Boards: Deputy Chairman, Tourism and Transport Forum (TTF); Deputy President, Accommodation Association of Australia (AAoA). Simon participated in a special Taskforce for the NSW Government – Visitor Economy Taskforce in 2018.

Outside of tourism and hospitality, he held the position of Independent Director of GenesisCare (leading healthcare company).

Mr McGrath has played a major advocacy role in advancing Indigenous employment in hospitality and wider economic employment. He has also championed and taken a lead role to greatly improve gender diversity in the tourism sector.

Mr McGrath has been recognised for his contribution to the hospitality industry with numerous awards including Australasian Hotelier of the Year at the HM (Hotel Management) Awards in 2009, in 2017 and in 2018. He was awarded a Gold Bernache in 2012, the highest accolade for performance for Accor globally.

For his significant work in promoting Australian tourism on the world stage Mr McGrath was recognised in the Queen's Birthday Honours List as a Member of the Order of Australia (AM) in June 2019.

Directors' report (continued)

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

The lead auditor's independence declaration is set out on page 42 and forms part of the directors' report for the year ended 31 December 2022.

Rounding off

The Trust is of a kind referred to in ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191 dated 24 March 2016 and in accordance with that Corporations 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

Brisbane
24 February 2023



Wendy Morris
Director

REEF CASINO TRUST

Statement of profit or loss and other comprehensive income For the year ended 31 December 2022

	Note	Dec 2022 \$'000	Dec 2021 \$'000
REVENUE AND OTHER INCOME			
Revenue and other income	4	30,515	26,874
TOTAL REVENUE AND OTHER INCOME		30,515	26,874
EXPENSES			
Depreciation and amortisation	5	4,567	4,799
Property outgoings		1,094	1,018
Rates and taxes		772	749
Responsible Entity fees		1,158	1,141
Repairs and maintenance		1,760	1,452
Insurance		1,849	1,584
Responsible Entity director fees		206	323
Other expenses		1,036	990
TOTAL EXPENSES		12,442	12,056
RESULTS FROM OPERATING ACTIVITIES		18,073	14,818
Finance costs attributable to unitholders		8,993	7,361
Interest expense on financial liabilities measured at amortised cost		87	96
TOTAL FINANCE COSTS	6	9,080	7,457
PROFIT FOR THE YEAR		8,993	7,361
OTHER COMPREHENSIVE INCOME FOR THE YEAR		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		8,993	7,361
Basic and diluted earnings per unit (cents)	17	36.12	29.56

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

REEF CASINO TRUST

Statement of financial position As at 31 December 2022

	Note	Dec 2022 \$'000	Dec 2021 \$'000
ASSETS			
Cash and cash equivalents	14	13,745	9,615
Receivables	7	2,697	2,284
TOTAL CURRENT ASSETS		16,442	11,899
Receivables	7	775	775
Property, plant and equipment	8	90,106	91,693
Intangible assets		32	74
TOTAL NON-CURRENT ASSETS		90,913	92,542
TOTAL ASSETS		107,355	104,441
LIABILITIES			
Payables	9	7,661	6,052
Lease liabilities		98	93
TOTAL CURRENT LIABILITIES		7,759	6,145
Loans and borrowings	10	200	200
Deferred income		9	10
Lease liabilities		104	206
Issued units – liability portion	11	85,051	85,051
TOTAL NON-CURRENT LIABILITIES		85,364	85,467
TOTAL LIABILITIES		93,123	91,612
EQUITY			
Issued units – equity portion	11	85,051	85,051
Distribution account	12	5,737	4,307
Undistributed income		10,083	10,110
Accumulated losses		(86,639)	(86,639)
TOTAL EQUITY		14,232	12,829
TOTAL EQUITY AND LIABILITIES		107,355	104,441
MEMORANDUM NOTE – ISSUED UNITS			
Issued units – liability portion		85,051	85,051
Issued units – equity portion		85,051	85,051
		170,102	170,102

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

REEF CASINO TRUST

Statement of changes in equity For the year ended 31 December 2022

	Issued units \$'000	Distribution account \$'000	Undistributed income \$'000	Accumulated losses \$'000	Total \$'000
1 JANUARY 2021	85,051	274	10,118	(86,639)	8,804
Profit for the year	-	-	-	7,361	7,361
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	7,361	7,361
Transfer to distribution account	-	7,361	-	(7,361)	-
Transfer to undistributed income account	-	8	(8)	-	-
Distributions paid	-	(3,336)	-	-	(3,336)
31 DECEMBER 2021	85,051	4,307	10,110	(86,639)	12,829
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 from undistributed income account	-	27	(27)	-	-
Distributions paid	-	(7,590)	-	-	(7,590)
31 DECEMBER 2022	85,051	5,737	10,083	(86,639)	14,232

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

REEF CASINO TRUST

Statement of cash flows For the year ended 31 December 2022

	Note	Dec 2022 \$'000	Dec 2021 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts in the course of operations		33,146	29,914
Cash payments in the course of operations		(10,763)	(10,093)
Interest received		70	53
Interest and other finance costs paid		(87)	(96)
NET CASH FROM OPERATING ACTIVITIES	14	22,366	19,778
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for property, plant and equipment		(2,970)	(3,173)
NET CASH FROM INVESTING ACTIVITIES		(2,970)	(3,173)
CASH FLOWS FROM FINANCING ACTIVITIES			
Drawdown of loan		-	2,500
Repayment of loan		-	(2,500)
Principal elements of lease payments		(92)	(88)
Distributions paid (equity portion and liability portion)		(15,174)	(10,981)
NET CASH FROM FINANCING ACTIVITIES	14	(15,266)	(11,069)
Net increase/(decrease) in cash held		4,130	5,536
Cash and cash equivalents at 1 January		9,615	4,079
CASH AND CASH EQUIVALENTS AT 31 DECEMBER	14	13,745	9,615

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

Notes to the financial statements For the year ended 31 December 2022

1. The Trust

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

2. Basis of preparation

(a) Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. 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 24 February 2023.

(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.

The Trust is of a kind referred to in ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191 dated 24 March 2016 and in accordance with that Corporations Instrument, amounts in the financial statements and the directors' report have been rounded off to the nearest thousand dollars, unless otherwise stated.

(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 8: Property, plant and equipment
- Note 11: Issued units

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

3. 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) 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.

(b) Standards issued but not yet effective

There are no new standards, amendments to standards and interpretations effective for annual periods beginning after 1 January 2022 that would have a material impact.

	Dec 2022 \$'000	Dec 2021 \$'000
4. Revenue and other income		
RENTAL		
Base rent	1,243	1,182
Contingent rent	29,104	25,578
	30,347	26,760
INTEREST RECEIVED AND RECEIVABLE FROM		
Other persons	21	1
Related parties	62	52
	83	53
OTHER INCOME		
Sundry	85	61
	30,515	26,874

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.

5. Expenses

Net profit includes the following specific expenses:

DEPRECIATION		
Building	1,498	1,459
Plant and equipment	2,226	2,490
	3,724	3,949
AMORTISATION		
Computer software	42	48
Site lease	707	707
Carpark lease	94	95
	843	850
	4,567	4,799
Net loss on disposal of plant and equipment	2	9

Notes to the financial statements For the year ended 31 December 2022

	Dec 2022 \$'000	Dec 2021 \$'000
6. Finance income and expense		
RECOGNISED IN PROFIT OR LOSS		
Interest income on bank deposits	21	1
Interest income on financial assets measured at amortised cost	62	52
FINANCE INCOME	83	53
Interest expense on financial liabilities measured at amortised cost	(87)	(96)
Finance costs attributable to unitholders	(8,993)	(7,361)
FINANCE EXPENSE	(9,080)	(7,457)
NET FINANCE INCOME AND EXPENSE	8,997	(7,404)

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 12).

7. Receivables

CURRENT

Rent and interest receivable from lessee	2,602	2,207
Prepayments and other debtors	95	77
	2,697	2,284

NON-CURRENT

Financial assets - Loan to lessee	750	750
Security deposit	25	25
	775	775

Financial assets represents 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 10.08% (2021: 7.08%). For exposure to credit risk, see note 18.

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

8. Property, plant and equipment

(a) Reconciliation of carrying amount

	Site lease \$'000	Building & integral plant \$'000	Plant & equipment \$'000	Carpark Lease right- of- use \$'000	Work in progress \$'000	Total \$'000
AT 1 JANUARY 2021						
At cost or deemed cost	53,000	74,573	63,397	147	120	191,237
Accumulated depreciation/amortisation	(19,109)	(25,217)	(53,995)	(141)	-	(98,462)
Net carrying amount	33,891	49,356	9,402	6	120	92,775
YEAR ENDED 31 DECEMBER 2021						
Opening net carrying amount	33,891	49,356	9,402	6	120	92,775
Additions	-	-	825	387	2,466	3,678
Disposals	-	-	(9)	-	-	(9)
Transfers from WIP	-	844	1,577	-	(2,421)	-
Depreciation/amortisation charge	(707)	(1,459)	(2,490)	(95)	-	(4,751)
Closing net carrying amount	33,184	48,741	9,305	298	165	91,693
AT 31 DECEMBER 2021						
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

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:

Subject to operating lease						
2021	33,184	48,741	9,305	-	165	91,395
2022	32,477	47,243	9,557	-	630	89,907

Notes to the financial statements For the year ended 31 December 2022

8. Property, plant and equipment (continued)

(a) Reconciliation of carrying amount (continued)

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

	Dec 2022 \$'000	Dec 2021 \$'000
Site lease	32,477	33,184
Carpark lease	199	298
Total right-of-use assets	32,676	33,482
Capital expenditure commitments		
Contracted but not provided for and payable:		
Not longer than one year	2,113	448

(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 5).

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

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

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

Notes to the financial statements For the year ended 31 December 2022

8. Property, plant and equipment (continued)

(c) External valuation

At 31 December 2020 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 \$132 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 an amortised cost of nil (2021: nil).

Valuation process

The Trust Constitution requires the Trust to obtain independent valuations of the complex at least once during every 3 years, by an independent valuer, under the instructions given by the Responsible Entity. 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.

Notes to the financial statements For the year ended 31 December 2022

8. Property, plant and equipment (continued)

(e) Leased assets

(i) Trust as lessee accounting policy

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

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

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

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

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

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

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

(i) 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 2022, the remaining term of the site lease was 46 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.

(ii) 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.

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

8. Property, plant and equipment (continued)

(e) Leased assets (continued)

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 2022 \$'000	Dec 2021 \$'000
Less than one year	1,243	1,191
Between one and two years	1,243	1,191
Between two and three years	1,243	1,191
Between three and four years	1,243	1,191
Between four and five years	1,243	1,191
More than five years	32,991	32,809
	39,206	38,764

(f) Lease liabilities

Future minimum lease payment are as follows:

Less than one year	104	103
Between one and two years	106	106
Between two and three years	-	109
Future minimum lease payments	210	318
Interest	(8)	(19)
Present value of minimum lease payments	202	299

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

Interest on lease liabilities (included in finance cost)	10	12
Expenses relating to short-term leases (included in other expenses)	9	10
	19	22

Total cash outflow for leases in 2022 was \$111,163 (2021: \$110,296).

9. Payables

Trade creditors and accruals – unsecured	1,948	1,749
Accrued distributions (note 12)	5,713	4,303
	7,661	6,052

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

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

10. Loans and borrowings

	Facility available		Facility used		Facility unused	
	2022	2021	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
NON-CURRENT						
Bank loan – BOQ Limited (expires 31 January 2025)	13,500	13,500	200	200	13,300	13,300
	13,500	13,500	200	200	13,300	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 18.

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.

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

11. Issued units

	Dec 2022 \$'000	Dec 2021 \$'000
49,801,036 (December 2021: 49,801,036) units		
Issued units – equity portion	85,051	85,051
Issued units – liability portion	85,051	85,051
	170,102	170,102

The number of issued units includes 740,000 (December 2021: 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.

12. 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 9). 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 2022 was declared on 24 February 2023, and accounted for as follows:

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

12. Distributions (continued)

	Dec 2022 \$'000	Dec 2021 \$'000
Distributable income (continued)		
DISTRIBUTION ACCOUNT (refer to statement of changes in equity)		
Balance relating to issued units – equity portion	5,737	4,307
ACCRUED DISTRIBUTION (payables – note 9)		
Balance relating to issued units – liability portion	5,713	4,303
TOTAL OF DISTRIBUTION ACCOUNTS	11,450	8,610

	Dec 2022		Dec 2021	
	Total \$'000	Cents per Unit	Total \$'000	Cents per Unit
Distributions paid and payable				
Half year ended 30 June paid September	6,564	13.18	6,121	12.29
Half year ended 31 December paid/payable March	11,449	22.99	8,610	17.29
	18,013	36.17	14,731	29.58

13. 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 2022 \$'000	Dec 2021 \$'000
RENTAL INCOME		
Casino operations	25,719	24,110
Hotel and other non-casino operations	4,628	2,651
	30,347	26,761

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

14. Cash and cash equivalents

Cash (held in interest bearing accounts, at call)	13,745	9,615
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Reconciliation of cash flows from operating activities

PROFIT FOR THE YEAR	8,993	7,361
ADJUSTMENTS FOR:		
Loss on disposal of property, plant and equipment	2	9
Finance costs attributable to unitholders	8,993	7,361
Depreciation and amortisation	4,567	4,799
NET CASH FROM OPERATING ACTIVITIES BEFORE CHANGES IN WORKING CAPITAL	22,555	19,530
Changes in operating assets and liabilities		
(Increase)/decrease in receivables and other assets	(411)	269
Increase/(decrease) in payables	222	(21)
NET CASH FROM OPERATING ACTIVITIES	22,366	19,778

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

14. Cash and cash equivalents (continued)

Reconciliation of liabilities and associated equity balances arising from financing activities

	Loan \$'000	Liabilities Lease Liability \$'000	Accrued distribution \$'000	Equity Distribution account \$'000	Total \$'000
AT 1 JANUARY 2021	200	-	4,587	274	5,060
New lease	-	387	-	-	387
Cashflows	-	(88)	(7,645)	(3,335)	(11,069)
Distribution paid/payable	-	-	7,361	7,368	14,730
AT 31 DECEMBER 2021	200	299	4,303	4,307	9,108
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

15. 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 Ltd.

Key management personnel

	Short-term salary & fees \$	Post-employment superannuation benefits \$	Total \$
2022			
Non-executive directors			
Philip Basha (Chairman from 18 March 2022)	-	-	-
Benjamin W Macdonald	80,726	8,275	89,001
Fritz Pühringer (appointed 11 May 2022)	-	-	-
Wendy Morris (appointed 10 February 2022)	73,042	7,512	80,554
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	626,093	19,142	645,235

Notes to the financial statements For the year ended 31 December 2022

15. Related party information (continued)

Key management personnel (continued)

	Short-term salary & fees	Post- employment superannuation benefits	Total
2021			
Non-executive directors			
Richard Haire (Chairman until 21 May 2021)	60,807	5,777	66,584
Benjamin W Macdonald	75,000	7,313	82,313
Keith DeLacy (retired 30 September 2021)	62,250	6,018	68,268
Christoph Zurucker-Burda	-	-	-
Michael Issenberg (Chairman from 21 May 2021)	95,613	9,473	105,086
Simon McGrath	-	-	-
Philip Basha	-	-	-
Executive director			
Allan Tan	221,760	-	221,760
Executive			
Alison Galligan (Company Secretary)	133,071	-	133,071
Total	648,501	28,581	677,082

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 Trust has no employees and pays no amounts directly to executives. The amounts disclosed above have been reimbursed by the Trust to Casinos Austria International Limited, the employer of executives involved in the management of the Trust. The amount is based on an allocation of the executive's time spent on managing the affairs of the Trust (and includes on costs).

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

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

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

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

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

15. Related party information (continued)

Unit holdings of directors of the Responsible Entity

Name	Balance at start of the year	Changes during the year	Balance at end of the year
	Number	Number	Number
Philip Basha	-	-	-
Benjamin W Macdonald	263,750	-	263,750
Fritz Pühringer (appointed 11 May 2022)	-	-	-
Allan Tan	79,950	-	79,950
Wendy Morris (appointed 10 February 2022)	-	-	-
Former Directors			
Christoph Zurucker-Burda (retired 11 May 2022)	-	-	-
Michael Issenberg (retired 18 March 2022)	220,500	(220,500)	-
Simon McGrath (retired 18 January 2022)	-	-	-

Responsible Entity's remuneration

	Transactions value Dec 2022	Dec 2021	Balance outstanding Dec 2022	Dec 2021
	\$	\$	\$	\$
Fees paid or payable by the Trust to Reef Corporate Services Limited during the year				
Responsible Entity fee	1,158,434	1,140,590	582,554	570,899
Reimbursement of Trust expenses	74,206	116,314	-	-

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.

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

15. Related party information (continued)

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 Ltd) directly owns 50.2% (2021: 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% (2021: 11.37%) of Reef Casino Trust.
- Casinos Austria International Limited directly owns 5.53% (2021: 5.53%) of Reef Casino Trust and Accor Casino Investments (Australia) Pty Ltd directly owns 4.86% (2021: 4.86%) of Reef Casino Trust.

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

	Transaction value		Balance outstanding	
	Dec 2022	Dec 2021	Dec 2022	Dec 2021
	\$	\$	\$	\$
Aggregate amounts brought to account in relation to transactions with other related parties:				
Rental income received from lessee	30,347,236	26,760,010	2,595,820	2,202,952
Interest on loan to lessee	61,802	52,664	6,380	4,510
Operating expenses paid by the Trust to the lessee and entities related to the Responsible Entity	3,337,895	2,873,335	308,481	195,645
Management fee to lessee	135,500	117,294	33,526	33,177
Distribution paid or payable	11,934,579	7,698,041	4,110,968	3,096,445
Aggregate amounts receivable/payable with related parties at balance date:				
Current receivables			2,602,199	2,207,462
Non-current receivables			750,000	750,000
Current payables			924,561	799,721
Accrued distribution			4,150,393	3,145,191

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.

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

16. Remuneration of auditors

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

	Dec 2022 \$	Dec 2021 \$
GRANT THORNTON AUDIT PTY LTD		
Audit of statutory financial reports	81,825	78,600
Other assurance services	27,899	26,643
	109,724	105,243

17. 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 2022 Cents	Dec 2021 Cents
Basic and diluted earnings per unit (cents)	36.12	29.56
WEIGHTED AVERAGE NUMBER OF UNITS (EQUITY PORTION) FOR THE YEAR (NOTE 11)	24,900,518	24,900,518
	\$'000	\$'000
Profit for the year	8,993	7,361

18. 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 and 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 Ltd (lessee of the Reef Hotel Casino), accounts for \$3,352,199 of the receivables carrying amount at 31 December 2022 (2021: \$2,957,462). Details of the lease agreement are contained in note 8.

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.

REEF CASINO TRUST

Notes to the financial statements For the year ended 31 December 2022

18. Financial instruments – fair values and risk management (continued)

Liquidity risk (continued)

	Carrying amount \$'000	Contractual cash flows \$'000	Less than 1yr \$'000	1 to 2 years \$'000	2 to 5 years \$'000
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	-	-	-	-
31 DECEMBER 2021					
NON-DERIVATIVE FINANCIAL LIABILITIES					
Trade creditors and accruals	1,749	1,749	1,749	-	-
Accrued distribution	4,303	4,303	4,303	-	-
Bank borrowings	200	224	8	8	208
Lease liabilities	299	318	103	106	109
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 11). Finance costs attributable to unitholders for the year ended 31 December 2022 totalled \$8,993,000 (2021: \$7,361,000).

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

Market risk

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

Interest rate risk

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

	Dec 2022 \$'000	Dec 2021 \$'000
VARIABLE RATE INSTRUMENTS		
Financial assets	14,495	10,365
Financial liabilities	(200)	(200)
	14,295	10,165

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 \$145,000 (2021: \$104,000), finance costs by \$2,000 (2021: \$2,000) and profit for the year by \$71,000 (2021: \$51,000).

Notes to the financial statements For the year ended 31 December 2022

18. Financial instruments – fair values and risk management (continued)

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 2022		31 December 2021	
	Carrying amount \$'000	Fair value \$'000	Carrying amount \$'000	Fair value \$'000
ASSETS CARRIED AT AMORTISED COST				
Cash and cash equivalents	13,745	13,745	9,615	9,615
Receivables	3,472	3,472	3,059	3,059
	17,217	17,217	12,674	12,674
LIABILITIES CARRIED AT AMORTISED COST				
Payables	7,661	7,661	6,052	6,052
Loans and borrowings	200	200	200	200
Issued units – liability portion	85,051	75,698	85,051	77,689
	92,912	83,559	91,303	83,941

Interest rates used for determining fair value

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

	2022	2021
Receivables	10.08%	7.08%
Loans and borrowings	6.79%	3.79%

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 (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

(i) Current receivables and current payables

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

(ii) Non-current receivables and loans and borrowings

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

(iii) Issued units – liability portion

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

Notes to the financial statements For the year ended 31 December 2022

19. Capital management

The Trust policy is to maintain the current level of issued units (2022: \$170,102,000; 2021: \$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.

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 16 to 37, are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Trust's financial position as at 31 December 2022 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* from the chief executive officer and chief financial officer for the financial year ended 31 December 2022.
- 3 The directors draw attention to note 2(a) to the financial statements which includes a statement of compliance with International Financial Reporting Standards.

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



Philip Basha
Director



Wendy Morris
Director

Brisbane
24 February 2023

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 2022, 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 a summary of significant accounting policies, and the Directors' declaration.

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

- a giving a true and fair view of the Company's financial position as at 31 December 2022 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.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of the 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 4	
<p>The Trust leases its facilities to a related party, Casinos Austria International (Cairns) Pty Ltd (the Lessee). Accordingly, the Trust's rental revenue is determined in accordance with the lease agreements between the Trust and the Lessee.</p> <p>Rental revenue comprises two components: a base rent and a contingent rent. The base rent component is indexed yearly and recognised on a straight-line basis over the lease term.</p> <p>The contingent rent component is based on the financial performance and results of the Lessee and is recognised when contractually due. The contingent rent component comprises the majority of total rental revenue.</p> <p>This is a key audit matter given that it is material to the Trust's results and is recognised based on the financial performance and results of the Lessee.</p>	<p>Our procedures included, amongst others:</p> <ul style="list-style-type: none">• Assessing the design and implementation of management's controls over the determination and recognition of rental revenue;• Analysing management's calculation of rental revenue in accordance with the lease agreements and with the audited financial statements of the Lessee;• Agreeing whether the inputs to management's calculation of contingent rental revenue are in accordance with the lease agreements and with the audited financial statements of the Lessee;• Assessing the appropriateness and sufficiency of the work performed on the Lessee's financial statements for the relevant period by the Lessee's auditor; and• Evaluating the disclosures in the financial statements for appropriateness and consistency with accounting standards.

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

The Directors of Reef Corporate Services Limited, the Responsible Entity of the Trust, are responsible for the other information. The other information comprises the information included in the Trust's annual report for the year ended 31 December 2022, 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.

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: https://www.auasb.gov.au/auditors_responsibilities/ar2.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 4 for the year ended 31 December 2022 is prepared, in all material respects, in accordance with the basis of preparation set out on page 2.

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 2 and for having regard to the guidelines set out in the ASIC Regulatory Guide 230: *Disclosing Non-IFRS Financial Information*. Our responsibility is to express an opinion on the non-IFRS financial information, based on our audit conducted in accordance with Australian Auditing Standards.



Grant Thornton Audit Pty Ltd
Chartered Accountants



S L Cram
Partner – Audit & Assurance

Cairns, 24 February 2023

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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 2022, 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, 24 February 2023

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