

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Reef Casino Trust

ACN/ARSN ARSN 093 156 293

1. Details of substantial holder (1)

Name Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Iris**) and each entity listed in Annexure A

ACN/ARSN (if applicable) See above

The holder became a substantial holder on N/A – Form lodged pursuant to section 671B(1)(c) of the *Corporations Act 2001* (Cth) (**Corporations Act**)

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary units	1,785	1,785	0.00359%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Iris Canberra Pty Ltd (ACN 167 935 506) (Iris Canberra)	Relevant interest in fully paid ordinary units under section 608(1) of the Corporations Act	1,785 fully paid ordinary units
Iris and each entity listed in Annexure A (excluding Iris Canberra)	Relevant interest in fully paid ordinary units held by Iris Canberra under section 608(3) of the Corporations Act	1,785 fully paid ordinary units

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Iris Canberra	Iris Canberra	N/A	1,785 fully paid ordinary units
Iris and each entity listed in Annexure A (excluding Iris Canberra)	Iris Canberra	N/A	1,785 fully paid ordinary units

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Nil	Nil	Nil	Nil	Nil

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Iris and each entity listed in Annexure A	Iris and each entity listed in Annexure A are associates under section 12(2)(a) or (c) of the Corporations Act.

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Iris and each entity listed in Annexure A	Level 11, 131 Macquarie Street Sydney NSW 2000

Signature

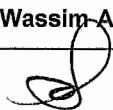
print name

Wassim Arnaout

capacity

Director

sign here



date

29 / 08 / 2025

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Annexure A – Form 603 (Notice of Initial Substantial Holder) Reef Casino Trust ARSN 093 156 293

This is Annexure A of 5 pages referred to in Form 603 (Notice of Initial Substantial Holder).



Wassim Arnaout
Director

Date: 29 August 2025

Name	Name
Wassim Arnaout	Iris Raffertys Operations Pty Ltd (ACN 647 474 931)
Radayla Pty Ltd (ACN 115 366 384)	Iris Raffertys Property Pty Ltd (ACN 647 485 032)
295 Church Street (Property) Pty Limited (ACN 167 399 108)	Alice Springs Casino Property Pty Ltd (ACN 649 018 995)
295 Church Street Operations Pty Ltd (ACN 167 399 117)	Alice Springs Casino Operations Pty Ltd (ACN 649 019 107)
Palms (Chullora) Pty Limited (ACN 167 341 666)	Iris Caretaker Pty Ltd (ACN 655 422 727)
Palms Chullora (Operations) Pty Limited (ACN 167 341 620)	Iris Garfield Terrace Pty Ltd (ACN 653 876 165)
88Eight Hotel Pty Limited (ACN 168 558 950)	Iris Envy Pty Ltd (ACN 655 053 731)
Iris Wentworth Pty Limited (ACN 169 816 353)	Iris Broadbeach Business Pty Ltd (ACN 651 719 603)
Station House Campsie Pty Limited (ACN 600 605 365)	Piccadilly Freehold Pty Ltd (ACN 602 206 137)
Hurlstone Park Property Pty Limited (ACN 602 198 694)	Iris Broadbeach Property Pty Ltd (ACN 651 705 216)
Grumpys Operations Pty Limited (ACN 602 198 676)	Riverwood Hotel Operations Pty Limited (ACN 603 199 202)
89 Ebley Street Pty Limited (ACN 602 206 600)	Riverwood Hotel Property Pty Limited (ACN 603 198 974)
Cock n Bull Operations Pty Ltd (ACN 602 206 619)	106 King Street Pty Limited (ACN 612 283 173)
Hotel Homebush Operations Pty Ltd (ACN 655 055 502)	Sweetwater Hunter Valley Pty Limited (ACN 612 287 000)
Piccadilly Operations Pty Ltd (ACN 602 206 146)	Lakemba Hotel Operations Pty Limited (ACN 607 339 757)
Iris Hurstville Property Pty Limited (ACN 619 957 961)	Lakemba Hotel Property Pty Limited (ACN 607 339 444)
Tiger Bar Operations Pty Limited (ACN 619 956 651)	263 Church Street Pty Limited (ACN 609 472 184)

Name	Name
Oxford On Crown Pty Limited (ACN 610 157 081)	PJ's Employment Pty Ltd (ACN 128 978 245)
Colombian Operations Pty Limited (ACN 610 163 687)	Wentworth Freehold Pty Limited (ACN 605 515 044)
Dalwood Property Pty Limited (ACN 615 751 712)	264 Kingsgrove Road Pty Limited (ACN 625 967 133)
Wyndham Ridge Estate Pty Ltd (ABN 91 613 644 456)	136 Parramatta Rd Homebush Pty Limited (ACN 625 968 685)
Tremayne Holdings Pty Limited (ACN 613 020 590)	Peden Freehold Pty Limited (ACN 626 902 645)
Hungerford Hill Property Pty Limited (ACN 615 508 248)	Peden Business Pty Limited (ACN 626 903 928)
Wyndham Ridge Projects Pty Ltd (ABN 37 618 564 122)	Steyne Hotel Operations Pty Ltd (ACN 633 240 285)
Wyndham Catering Pty Ltd (ABN 25 618 662 963)	Steyne Hotel Freehold Pty Ltd (ACN 633 241 200)
Country Hotels 2 Pty Ltd (ACN 639 388 677)	Sportsman's Freehold Pty Ltd (ACN 636 596 640)
Country Hotels 3 Pty Ltd (ACN 639 388 935)	Sportsman's Business Pty Ltd (ACN 636 596 846)
Bendemeer Hotel Property Pty Ltd (ACN 639 570 022)	Cooma Hotel Property Pty Ltd (ACN 639 517 605)
Alice Springs Hotel Property Pty Ltd (ACN 658 257 857)	East End Management Pty Ltd (ACN 646 185 024)
Alice Springs Hotel Operations Pty Ltd (ACN 658 257 811)	East End Village Building Management Pty Ltd (ACN 644 888 620)
Iris Gap View Property Pty Ltd (ACN 658 257 848)	Raffertys Accommodation Pty Ltd (ABN 13 658 139 069)
Iris Gap View Operations Pty Ltd (ACN 658 257 722)	Iris Diplomat Property Pty Ltd (ACN 659 683 717)
Iris Todd Property Pty Ltd (ACN 658 257 286)	Iris Diplomat Operations Pty Ltd (ACN 659 684 545)
Iris Todd Operations Pty Ltd (ACN 658 256 949)	Iris Stott Terrace Property Pty Ltd (ACN 660 009 245)
Piccadilly Barncleuth Pty Ltd (ACN 673 816 585)	Iris Stott Terrace Operations Pty Ltd (ACN 660 009 334)
Iris Niecon Property Pty Ltd (ACN 681 399 155)	Iris Hotel Property 1 Pty Ltd (ACN 682 145 704)
Iris Ivanhoe Property Pty Ltd (ACN 647 387 746)	Iris Hotel Property 2 Pty Ltd (ACN 682 145 759)
Iris Ivanhoe Operations Pty Ltd (ACN 647 388 010)	Iris Hotel Property 3 Pty Ltd (ACN 682 145 768)
East End Projects Pty Ltd (ABN 40 618 420 312)	Sydney Junction Hotel Property Pty Ltd (ACN 628 636 671)
Station House Hotel Pty Limited (ACN 622 674 668)	Sydney Junction Hotel Operations Pty Ltd (ACN 628 637 285)
Black Stump IP Pty Ltd (ABN 15 128 263 338)	Gunyah Hotel Property Pty Ltd (ACN 628 638 040)

Name	Name
Gunyah Hotel Operations Pty Ltd (ACN 628 638 031)	Iris Hotels Campbelltown Operations Pty Ltd (ACN 645 979 791)
Argenton Hotel Property Pty Ltd (ACN 628 638 755)	Iris Hotels Casula Property Pty Ltd (ACN 645 974 910)
Argenton Hotel Operations Pty Ltd (ACN 628 639 270)	Iris Hotels Casula Operations Pty Ltd (ACN 645 979 808)
Kingswood Hotel Property Pty Ltd (ACN 628 639 038)	Iris Hotels Coffs Harbour Property Pty Ltd (ACN 645 974 947)
Kingswood Hotel Operations Pty Ltd (ACN 628 639 038)	Iris Hotels Coffs Harbour Operations Pty Ltd (ACN 645 979 817)
Hurlstone Park Hotel Property Pty Ltd (ACN 628 891 707)	Iris Hotels Dubbo Property Pty Ltd (ACN 645 974 929)
Hurlstone Park Hotel Operations Pty Ltd (ACN 628 892 053)	Iris Hotels Dubbo Operations Pty Ltd (ACN 645 980 150)
Iris Shaft Hotel Property Pty Ltd (ACN 630 155 243)	Iris Hotels Enfield Property Pty Ltd (ACN 645 976 361)
Iris Shaft Hotel Operations Pty Ltd (ACN 630 155 252)	Iris Hotels Enfield Operations Pty Ltd (ACN 645 980 230)
Cambridge Hotel Operations Pty Ltd (ACN 633 605 080)	Iris Hotels Wallsend Property Pty Ltd
Cambridge Hotel Property Pty Ltd (ACN 633 605 099)	Iris Hotels Wallsend Operations Pty Ltd
Edgeworth Tavern Operations Pty Ltd (ACN 632 896 149)	Iris Hotels St Peters Property Pty Ltd (ACN 645 976 450)
Edgeworth Tavern Property Pty Ltd (ACN 629 429 956)	Iris Hotels St Peters Operations Pty Ltd (ACN 645 980 123)
Royal Hotel Condobolin Property Pty Ltd (ACN 639 507 332)	Iris Hotels Wentworthville Property Pty Ltd
Royal Hotel Condobolin Business Pty Ltd (ACN 639 507 261)	Iris Hotels Wentworthville Operations Pty Ltd (ACN 645 980 267)
Iris Wiseman Property Pty Ltd (ACN 661 938 567)	Iris Hotels Newcastle Property Pty Ltd (ACN 645 976 432)
Iris Wiseman Business Pty Ltd (ACN 661 938 736)	Iris Hotels Newcastle Operations Pty Ltd (ACN 645 980 007)
SC Equities Pty Ltd (ACN 661 283 003))	Iris Hotels Sydney Airport Property Pty Ltd (ACN 645 976 469)
Iris HQ Pty Ltd (ACN 670 406 792)	Iris Hotels Sydney Airport Operations Pty Ltd (ACN 645 980 169)
Iris HQ Operations Pty Ltd (ACN 670 411 248)	Iris Hotels Thornleigh Property Pty Ltd (ACN 645 976 414)
Iris Hotel Operations 1 Pty Ltd (ACN 682 145 740)	Iris Hotels Thornleigh Operations Pty Ltd (ACN 645 980 623)
Iris Hotel Operations 2 Pty Ltd (ACN 682 145 731)	Iris Hotels Canberra Property Pty Ltd (ACN 645 976 441)
Iris Hotels Holdings Pty Ltd (ACN 645 962 385)	Iris Hotels Canberra Operations Pty Ltd (ACN 645 980 936)
Iris Hotels Campbelltown Property Pty Ltd (ACN 645 974 956)	Iris Hotels Dandenong Property Pty Ltd (ACN 645 977 420)

Name	Name
Iris Hotels Dandenong Operations Pty Ltd (ACN 645 980 963)	Iris St Ives 2 Property Pty Ltd (ACN 685 827 132)
Iris Hotels Fawkner Property Pty Ltd (ACN 645 977 402)	Casinos Austria International (Cairns) Pty Ltd (ACN 065 998 807)
Iris Hotels Fawkner Operations Pty Ltd (ACN 645 980 972)	Reef Corporate Services Ltd (ABN 66 057 599 521)
Iris Hotels Melbourne Property Pty Ltd (ACN 645 977 466)	Iris Built Pty Limited (ACN 669 952 667)
Iris Hotels Melbourne Operations Pty Ltd (ACN 645 981 077)	Iris Built Employment Pty Limited (ACN 670 553 358)
Iris Hotels Brisbane Airport Property Pty Ltd (ACN 645 977 448)	Iris Built NSW Pty Limited (ACN 673 785 576)
Iris Hotels Brisbane Airport Operations Pty Ltd (ACN 645 982 145)	Iris Capital Holdings Pty Ltd (ACN 646 759 524)
Iris Hotels SOPA Property Pty Ltd (ACN 645 977 377)	Iris Hotel Group Pty Limited (ACN 078 437 251)
Iris Hotels SOPA Operations Pty Ltd (ACN 645 982 127)	Grouped Investments Pty Limited (ABN 31 096 982 053)
Iris Accommodation Employment Pty Ltd (ACN 646 513 902)	Iris Property Group Pty Limited
Iris Group Holdings Pty Ltd (ACN 645 987 266)	Canterbury Hotel Pty Limited (ACN 115 637 253)
Iris Narwee Holdings Pty Ltd (ACN 645 990 094)	Iris Hotel Group Management Pty Ltd (ACN 115 366 400)
D Ryan Hotels Pty Ltd (ACN 000 823 174)	Iris Diversified Investments Pty Limited (ABN 32 125 670 162)
Narwee Hotel Property Pty Ltd (ACN 645 990 361)	Iris Group Management Pty Limited (ABN 70 126 054 251)
Narwee Hotel Operations Pty Ltd (ACN 645 990 503)	Potts Point Freehold Property Pty Limited (ACN 161 324 394)
Iris Strathfield Holdings Pty Ltd (ACN 660 240 424)	Goldfish Potts Point Pty Limited
Strathfield Hotel Pty Ltd (ACN 000 155 742)	Iris Land Pty Limited (ACN 160 530 558)
Iris Strathfield Property Pty Ltd (ACN 659 311 252)	East End Stage 1 Pty Limited (ABN 11 616 421 544)
Iris Strathfield Operations Pty Ltd (ACN 660 240 148)	East End Stage 2 Pty Limited (ABN 13 616 421 553)
Iris CC Holdings Pty Ltd (ACN 660 398 809)	East End Stage 3 Pty Limited (ABN 47 616 421 759)
Iris Canberra Pty Ltd (ACN 167 935 506)	East End Stage 4 Pty Limited (ABN 49 616 421 768)
Casino Canberra Ltd (ACN 051 204 114)	QT Newcastle Property Pty Limited (ACN 651 698 690)
Iris Retail Holdings Pty Ltd (ACN 685 753 575)	QT Newcastle Operations Pty Limited (ACN 651 698 841)
Iris St Ives 1 Property Pty Ltd (ACN 685 827 098)	Iris Construction & Development Pty Limited (ACN 161 325 471)

Name	Name
Iris Crest Pty Limited (ABN 30 161 329 657)	IDI SPV7 Pty Ltd (ACN 169 226 304)
Iris Crest Operations Pty Limited (ABN 20 606 109 906)	Clovelly Employment Pty Ltd (ACN 128 977 140)
Ebley Projects Pty Ltd (ABN 72 128 670 646)	Tourist Accomodation Pty Limited (ACN 169 221 729)
Iris Property Development Pty Ltd (ABN 73 128 400 019)	Goldfish Crest Employment Pty Ltd
Iris Diversified Property Pty Ltd (ACN 128 984 056)	