

# ANNUAL REPORT & FINANCIAL STATEMENTS

2022



**REEF**  
CASINO TRUST

ARSN 093 156 293

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## *Casino Electronic Gaming*



# 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 2<sup>nd</sup> 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"	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.



## Key points (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 1<sup>st</sup> 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 \$'000	2021 \$'000	
<b>REVENUE AND OTHER INCOME</b>			
Rental revenue	30.347	26.760	+13.4%
Other revenue and interest income	0.168	0.114	
Total revenue and other income	<b>30.515</b>	<b>26.874</b>	<b>+13.5%</b>
<b>EXPENSES</b>			
Operating	7.962	7.353	
Depreciation and amortisation	4.567	4.799	
Total expenses	<b>12.529</b>	<b>12.152</b>	<b>+3.1%</b>
<b>Distributable profit*</b> <sup>1</sup> before finance costs <sup>1</sup> attributable to unitholders	<b>17.986</b>	<b>14.722</b>	<b>+22.2%</b>
Finance costs <sup>1</sup> attributable to unitholders	8.993	7.361	
<b>PROFIT FOR THE PERIOD</b>	<b>8.993</b>	<b>7.361</b>	<b>+22.2%</b>
	<b>Cents per unit</b>	<b>Cents per unit</b>	
Earnings/(loss) per unit	36.12	29.56	
Distribution per unit	36.17	29.58	

<sup>1</sup> 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.

## 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	<b>22.99</b>	17.29	Payable 8 March 2023
Period 1 January to 30 June	<b>13.18</b>	12.29	Paid 14 September 2022
Total	<b>36.17</b>	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.

## 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) Maintain and drive operational growth - this included new gaming machines, hotel operating asset requirements, and
- 2) 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	<b>30.347</b>	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

## Reef Hotel Casino Executive Director's Report (continued)

### Complex performance - a brief review (continued)

#### Rental to the Trust (continued)

2022	Change compared to 2021 %	
<b>Casino</b>		
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.

## 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



## Reef Hotel Casino Executive Director's Report (continued)

### A brief look at 1<sup>st</sup> 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 Pühringer 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.

## 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 1<sup>st</sup> 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



**Mr Philip Basha**  
Non-executive Chairman



**Mr Benjamin W Macdonald**  
Non-executive Director



**Mr Allan Tan**  
Executive Director



**Mr Fritz Pühringer**  
Non-executive Director



**Ms Wendy Morris**  
Non-executive Director

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.

## 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	<b>1,158,434</b>	1,140,590
Reimbursement of Trust expenses	<b>74,206</b>	116,314



## 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.

## 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.

## 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.

### **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.

## Information on directors (continued)

### **Christoph Zurucker-Burda - Non-executive director; director from 14 November 2018 until 11 May 2022 (continued)**

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.

## 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

# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	Dec 2022 \$'000	Dec 2021 \$'000
<b>REVENUE AND OTHER INCOME</b>			
Revenue and other income	4	30,515	26,874
<b>TOTAL REVENUE AND OTHER INCOME</b>		<b>30,515</b>	<b>26,874</b>
<b>EXPENSES</b>			
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
<b>TOTAL EXPENSES</b>		<b>12,442</b>	<b>12,056</b>
<b>RESULTS FROM OPERATING ACTIVITIES</b>		<b>18,073</b>	<b>14,818</b>
Finance costs attributable to unitholders		8,993	7,361
Interest expense on financial liabilities measured at amortised cost		87	96
<b>TOTAL FINANCE COSTS</b>	6	<b>9,080</b>	<b>7,457</b>
<b>PROFIT FOR THE YEAR</b>		<b>8,993</b>	<b>7,361</b>
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>8,993</b>	<b>7,361</b>
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.



# STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Note	Dec 2022 \$'000	Dec 2021 \$'000
<b>ASSETS</b>			
Cash and cash equivalents	14	13,745	9,615
Receivables	7	2,697	2,284
<b>TOTAL CURRENT ASSETS</b>		<b>16,442</b>	11,899
Receivables	7	775	775
Property, plant and equipment	8	90,106	91,693
Intangible assets		32	74
<b>TOTAL NON-CURRENT ASSETS</b>		<b>90,913</b>	92,542
<b>TOTAL ASSETS</b>		<b>107,355</b>	104,441
<b>LIABILITIES</b>			
Payables	9	7,661	6,052
Lease liabilities		98	93
<b>TOTAL CURRENT LIABILITIES</b>		<b>7,759</b>	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
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>85,364</b>	85,467
<b>TOTAL LIABILITIES</b>		<b>93,123</b>	91,612
<b>EQUITY</b>			
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)
<b>TOTAL EQUITY</b>		<b>14,232</b>	12,829
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>107,355</b>	104,441
<b>MEMORANDUM NOTE - ISSUED UNITS</b>			
Issued units - liability portion		85,051	85,051
Issued units - equity portion		85,051	85,051
		<b>170,102</b>	170,102

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

# 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	<b>85,051</b>	<b>4,307</b>	<b>10,110</b>	<b>(86,639)</b>	<b>12,829</b>
Profit for the year	-	-	-	<b>8,993</b>	<b>8,993</b>
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	<b>8,993</b>	<b>8,993</b>
Transfer to distribution account	-	<b>8,993</b>	-	<b>(8,993)</b>	-
Transfer from undistributed income account	-	<b>27</b>	<b>(27)</b>	-	-
Distributions paid	-	<b>(7,590)</b>	-	-	<b>(7,590)</b>
31 DECEMBER 2022	<b>85,051</b>	<b>5,737</b>	<b>10,083</b>	<b>(86,639)</b>	<b>14,232</b>

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

# STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

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

## 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.

### 3. Significant accounting policies (continued)

#### (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.

### 4. Revenue and other income

	Dec 2022 \$'000	Dec 2021 \$'000
RENTAL		
Base rent	1,243	1,182
Contingent rent	29,104	25,578
	<b>30,347</b>	26,760
INTEREST RECEIVED AND RECEIVABLE FROM		
Other persons	21	1
Related parties	62	52
	<b>83</b>	53
OTHER INCOME		
Sundry	85	61
	<b>30,515</b>	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
	<b>3,724</b>	3,949
AMORTISATION		
Computer software	42	48
Site lease	707	707
Carpark lease	94	95
	<b>843</b>	850
	<b>4,567</b>	4,799
Net loss on disposal of plant and equipment	2	9



## 6. Finance income and expense

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

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
	<b>2,697</b>	<b>2,284</b>

### NON-CURRENT

Financial assets - Loan to lessee	750	750
Security deposit	25	25
	<b>775</b>	<b>775</b>

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.

## 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

## 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
<b>Total right-of-use assets</b>	<b>32,676</b>	<b>33,482</b>

### Capital expenditure commitments

Contracted but not provided for and payable:

Not longer than one year	2,113	448
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### (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.

## 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.

## 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.

#### (ii) Site lease

The Trust paid \$53 million to the Queensland Government by way of a lump sum prepayment of the rental payable for the term of the lease (75 years) for the site on which the Reef Hotel Casino complex is situated. At 31 December 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.

#### (iii) Operating leases as lessor

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



## 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
	<b>39,206</b>	<b>38,764</b>

### (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
<b>Future minimum lease payments</b>	<b>210</b>	<b>318</b>
Interest	(8)	(19)
<b>Present value of minimum lease payments</b>	<b>202</b>	<b>299</b>

### (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
	<b>19</b>	<b>22</b>

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
	<b>7,661</b>	<b>6,052</b>

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

## 10. Loans and borrowings

	Facility available		Facility used		Facility unused	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
NON-CURRENT						
Bank loan - BOQ Limited (expires 31 January 2025)	13,500	13,500	200	200	13,300	13,300
	<b>13,500</b>	13,500	<b>200</b>	200	<b>13,300</b>	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
	<b>170,102</b>	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:

	Dec 2022 \$'000	Dec 2021 \$'000
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
<b>TOTAL OF DISTRIBUTION ACCOUNTS</b>	<b>11,450</b>	<b>8,610</b>

	Dec 2022		Dec 2021	
	Total \$'000	Cents per Unit	Total \$'000	Cents per Unit
Distributions paid and payable	6,564	13.18	6,121	12.29
Half year ended 30 June paid September	11,449	22.99	8,610	17.29
Half year ended 31 December paid/payable March	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
	<b>30,347</b>	<b>26,761</b>

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

	Dec 2022 \$'000	Dec 2021 \$'000
Cash (held in interest bearing accounts, at call)	13,745	9,615

### 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

### Reconciliation of liabilities and associated equity balances arising from financing activities

	Liabilities			Equity	
	Loan \$'000	Lease Liability \$'000	Accrued distribution \$'000	Distribution account \$'000	Total \$'000
AT 1 JANUARY 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.

## 15. Related party information (continued)

### Key management personnel

	Short-term salary & fees \$	Post-employment superannuation benefits \$	Total \$
<b>2022</b>			
<b>Non-executive directors</b>			
Philip Basha (Chairman from 18 March 2022)	-	-	-
Benjamin W Macdonald	<b>80,726</b>	<b>8,275</b>	<b>89,001</b>
Fritz Pühringer (appointed 11 May 2022)	-	-	-
Wendy Morris (appointed 10 February 2022)	<b>73,042</b>	<b>7,512</b>	<b>80,554</b>
Michael Issenberg (Chairman until 18 March 2022)	<b>33,548</b>	<b>3,355</b>	<b>36,903</b>
Simon McGrath (retired 18 January 2022)	-	-	-
Christoph Zurucker-Burda (retired 11 May 2022)	-	-	-
<b>Executive director</b>			
Allan Tan	<b>297,945</b>	-	<b>297,945</b>
<b>Executive</b>			
Alison Galligan (Company Secretary)	<b>140,832</b>	-	<b>140,832</b>
<b>Total</b>	<b>626,093</b>	<b>19,142</b>	<b>645,235</b>
<b>2021</b>			
<b>Non-executive directors</b>			
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	-	-	-
<b>Executive director</b>			
Allan Tan	221,760	-	221,760
<b>Executive</b>			
Alison Galligan (Company Secretary)	133,071	-	133,071
<b>Total</b>	<b>648,501</b>	<b>28,581</b>	<b>677,082</b>

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.

## 15. Related party information (continued)

### Key management personnel (continued)

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

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

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

### Unit holdings of directors of the Responsible Entity

Name	Balance at start of the year Number	Changes during the year Number	Balance at end of the year Number
Philip Basha	-	-	-
Benjamin W Macdonald	263,750	-	<b>263,750</b>
Fritz Pühringer (appointed 11 May 2022)	-	-	-
Allan Tan	79,950	-	<b>79,950</b>
Wendy Morris (appointed 10 February 2022)	-	-	-
<b>Former Directors</b>			
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		Balance outstanding	
	Dec 2022 \$	Dec 2021 \$	Dec 2022 \$	Dec 2021 \$
Fees paid or payable by the Trust to Reef Corporate Services Limited during the year				
Responsible Entity fee	<b>1,158,434</b>	1,140,590	582,554	570,899
Reimbursement of Trust expenses	<b>74,206</b>	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.



## 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.

	Transactions 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	<b>30,347,236</b>	26,760,010	<b>2,595,820</b>	2,202,952
Interest on loan to lessee	<b>61,802</b>	52,664	<b>6,380</b>	4,510
Operating expenses paid by the Trust to the lessee and entities related to the Responsible Entity	<b>3,337,895</b>	2,873,335	<b>308,481</b>	195,645
Management fee to lessee	<b>135,500</b>	117,294	<b>33,526</b>	33,177
Distribution paid or payable	<b>11,934,579</b>	7,698,041	<b>4,110,968</b>	3,096,445
Aggregate amounts receivable/payable with related parties at balance date:				
Current receivables			<b>2,602,199</b>	2,207,462
Non-current receivables			<b>750,000</b>	750,000
Current payables			<b>924,561</b>	799,721
Accrued distribution			<b>4,150,393</b>	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.

## 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
	<b>109,724</b>	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)	<b>36.12</b>	29.56
WEIGHTED AVERAGE NUMBER OF UNITS (EQUITY PORTION) FOR THE YEAR (NOTE 11)	<b>24,900,518</b>	24,900,518
Profit for the year	<b>\$'000</b> 8,993	\$'000 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.

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

### Liquidity risk

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

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

	Carrying amount \$'000	Contractual cash flows \$'000	Less than 1yr \$'000	1 to 2 years \$'000	2 to 5 years \$'000
<b>31 DECEMBER 2022</b>					
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	-	-	-	-
<b>31 DECEMBER 2021</b>					
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.

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

### 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)
	<b>14,295</b>	<b>10,165</b>

### 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).

### 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
	<b>17,217</b>	<b>17,217</b>	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
	<b>92,912</b>	<b>83,559</b>	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%

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

### 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.

## 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  
Brisbane  
24 February 2023



**Wendy Morris**  
Director

# 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 Trust is in accordance with the *Corporations Act 2001*, including:

- a giving a true and fair view of the Trust's financial position as at 31 December 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
<p><b>Determination and recognition of revenue - Note 4</b></p> <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"> <li>Assessing the design and implementation of management's controls over the determination and recognition of rental revenue;</li> <li>Analysing management's calculation of rental revenue in accordance with the lease agreements and with the audited financial statements of the Lessee;</li> <li>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;</li> <li>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</li> <li>Evaluating the disclosures in the financial statements for appropriateness and consistency with accounting standards.</li> </ul>

## 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](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

# 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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ACN-130 913 594

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# CORPORATE GOVERNANCE STATEMENT

## For the year ended 31 December 2022 As at 31 December 2022

The following statement is by reference to the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations 4<sup>th</sup> Edition (the **Governance Principles**).

The Trust is an externally managed entity and therefore recommendations 1.1 to 1.7, 2.1, 2.2, 2.4, 2.5, 2.6 and 8.1 to 8.3 are not applicable. Notwithstanding this the Corporate Governance Statement describes relevant practices adopted by the board of the Responsible Entity to support the principles of corporate governance developed by the ASX Corporate Governance Council.

This Corporate Governance Statement is dated 31 December 2022 and was approved by the board on 24 February 2023. It reflects the corporate governance practices that were in place throughout the 2022 financial year, unless otherwise stated. In this statement, "the board" means the board of directors of the Responsible Entity of the Trust.

This corporate governance statement and other related information is available on the Trust's website <http://www.reefcasino.com.au/corporate-governance/>.

## Role of the Responsible Entity and board

Reef Corporate Services Limited is jointly owned by Casinos Austria International Limited (CAIL) and Accor Casino Investments (Australia) Pty Ltd (Accor) who are substantial shareholders in the Trust.

The Responsible Entity's role is provided for in the Trust Constitution. Its role covers the provision of all corporate services in connection with the Trust, including investor relations, government and operator liaison, secretarial and administrative services, maintenance of financial and taxation records and statutory compliance plus overall corporate governance of the Trust, including the protection of unitholders' interests.

The responsibilities of the board and management are set out in the board charter which is available on <http://www.reefcasino.com.au/corporate-governance/>.

The responsibilities reserved for the board are:

- Final approval of the strategic plans of the lessee
- Final approval of the annual budgets including capital expenditure of the Trust and lessee
- Approving and monitoring the progress of major refurbishment programs, acquisitions or divestments
- Approving the issue of securities and establishment of debt facilities
- Approving the appointment of the Executive Director of the Trust, the company secretary and the external auditor (taking guidance from the Compliance, Audit and Risk Committee)
- Monitoring the performance of the Executive Director of the Trust
- Monitoring the performance of the operator of the complex
- Distribution policy and approval of any distribution payment
- Approving (taking guidance from the Compliance, Audit and Risk Committee) all half yearly and annual financial reports including the directors' report and corporate governance statement and any related announcements to the ASX or communications with unitholders
- Approving corporate governance policies including code of conduct, continuous disclosure, trading in units and monitoring their effectiveness
- Overseeing the integrity of the accounting and corporate reporting systems, including external audit (taking guidance from the compliance, audit and risk committee)
- Satisfying itself that the Responsible Entity has in place an appropriate risk management framework (for both financial and non-financial risks), setting the risk appetite and approving the risk management plan and policy
- Monitoring (taking guidance from the Compliance, Audit and Risk Committee) the Trust's and Responsible Entity's obligations and compliance with relevant regulatory requirements

## Role of the Responsible Entity and board (continued)

- Considering the competencies of directors, board succession plans and board evaluations.
- Reviewing the remuneration framework for directors
- Reviewing the diversity policy, monitoring performance against diversity objectives and reviewing and reporting on the proportion of men and women employed
- Approving the statement of values
- Whenever required, challenging Trust management and the operator of the complex and holding them to account

Day to day management of the Trust and matters not specifically referred to have been delegated to the Executive Director but are subject to oversight by the board. The separation of responsibilities between the board and management is clearly understood and respected.

## The board of the Responsible Entity

As at 31 December 2022, the board comprised five directors (four non-executive directors including the Chairman and one executive director). The names and skills, experience and relevant expertise of the directors in office at the date of this statement, and the length of office of each director, are set out in the directors' report on pages 13 to 15.

The constitution of the Responsible Entity reflects its joint ownership by CAIL and Accor and requires directors to be appointed as follows:

- Two directors may be appointed by the unitholders - currently Ms Morris.  
The following changes occurred during 2022:
  - o On 10 February 2022 Ms Wendy Morris was appointed as an independent director. She continues to be considered independent following review of her annual independence declarations against the criteria for independence set out in the board charter.
  - o Mr Michael Issenberg (elected by unitholders on 21 May 2021) retired as director and chairman on 18 March 2022. Mr Issenberg was a senior executive with Accor until 31 December 2020 and then as an advisor until 31 December 2021. As such, the board did not consider Mr Issenberg to be an independent director. Nevertheless, the board was confident that Mr Issenberg brought an independent mind to board matters and decision-making in practice. The board continued to evaluate Mr Issenberg's independence in accordance with the Governance Principles and considered that, over time, Mr Issenberg's degree of independence would increase
- Three directors may be appointed by CAIL - as at 31 December 2022, these were Mr Macdonald, Mr Fritz Pühringer and Mr Tan, who are not considered independent. Mr Zurucker-Burda ceased to be a director appointed by CAIL on 11 May 2022; and
- Three directors may be appointed by Accor - as at 31 December 2022 Accor has appointed one director: Mr Basha, who is not considered independent. Mr McGrath ceased to be a director appointed by Accor on 18 January 2022.

The Reef Casino Joint Venture Shareholders Agreement provides that the number of votes able to be cast by directors representing each of CAIL and Accor is not affected by the number of directors present at the meeting.

In assessing the independence of a director, materiality is assessed on a case-by-case basis and having regard to each director's individual circumstances. No director is a professional adviser, supplier or customer of the Trust or Responsible Entity.

## The board of the Responsible Entity (continued)

The Responsible Entity's constitution provides that each of the directors shall have regard to the following interests (in descending order of priority):

- the interests of the unitholders of the Trust as a whole;
- the interests of the person who has a right to appoint and remove the director except to the extent those interests conflict with the interests of unitholders as a whole; and
- the interests of the members of the Responsible Entity except to the extent those interests conflict with either or both of the interests of the unitholders of the Trust as a whole or the appointer.

Each director is able to seek independent professional advice at the Trust's expense, with prior approval of the Chairman.

Directors appointed by the unitholders remain in office for a term of 3 years (unless removed earlier) and are then subject to re-election. The directors appointed by the unitholders may be nominated by unitholders holding not less than 5% of the total number of units on issue other than restricted units or by the board of directors. Before a candidate is nominated by the board consideration is given to the range of skills, experience, expertise and diversity that will best complement the board's effectiveness. All other directors remain in office until removed by their appointers.

All directors must be approved by the Minister responsible for the administration of the Casino Control Act 1982 (Queensland) before appointment.

Background checks are undertaken before the board appoints a director or executive or puts forward a candidate for election. In an election year the notice of meeting for the annual general meeting sets out relevant material information regarding a candidate's nomination for election of directors appointed by unitholders. Background checks were conducted as part of the process to appoint Ms Morris.

Each new director appointed undergoes an induction with the Chairman and Executive Director, with management available for discussions as required. Directors maintain their skills and knowledge through regular management updates on accounting, tax, regulatory and corporate governance matters relevant to the Responsible Entity and the Trust and meetings held at the Reef Hotel Casino complex. Directors are also provided with all relevant corporate governance materials and policies in a board portal. The board considered whether there were any areas requiring training or professional development as part of the annual board evaluation.

Notwithstanding that recommendation 1.3 of the Governance Principles does not apply to the Responsible Entity the current directors have each signed a letter setting out the terms of their appointment.

### Company Secretary accountability

The Company Secretary is accountable directly to the board, through the chairman, on all matters to do with the proper functioning of the board as set out in the board charter.

### Diversity

As an externally managed entity the Trust is not required to have a diversity policy. Neither the Trust nor the Responsible Entity have any direct employees. The Responsible Entity has a diversity policy available at <http://www.reefcasino.com.au/corporate-governance/> which includes requirements for the board to establish measurable objectives for achieving gender diversity of the board of the Responsible Entity and to complete an annual assessment.

The ongoing objective is that when considering candidates for nomination to board positions efforts will be made to identify and consider candidates who have a diverse range of attributes, including but not limited to gender.

## The board of the Responsible Entity (continued)

### Board and Executive performance assessments

The board continuously reviews its performance. On an annual basis the Chairman leads a formal discussion during a board meeting evaluating the performance of the board, the Compliance, Audit and Risk Committee and individual directors. This was conducted on 8 December 2022.

The board continuously reviews the performance of executive management. For the Executive Director, an annual review is done by the Chairman against agreed performance targets. For the Company Secretary an annual review is done by the Executive Director against agreed performance targets. The reviews in respect of the year ended 31 December 2021 were conducted in 2022 as described. The reviews for the year ended 31 December 2022 will be completed in 2023.

### Board skills matrix

The board believes that it has an appropriate mix of skills and experience and is complemented by the Compliance, Audit and Risk Committee. Notwithstanding that recommendation 2.2 does not apply to the Responsible Entity the board has adopted the following board skills matrix: casino industry experience, hotel industry experience, corporate governance, financial, accounting and risk management, experience on the board of other listed entities, previous CEO experience, government and regulatory experience, local knowledge (Queensland) and commercial acumen. All these skills are represented on the current board.

### Chairman

The Chairman of the board of directors of Reef Corporate Services Limited is appointed by agreement of the directors. Any of the directors may be appointed Chairman. Mr Basha, a non-executive director was appointed Chairman on 18 March 2022. Mr Issenberg, a non-executive director elected by unitholders was Chairman until his retirement on 18 March 2022.

While the board does not consider Mr Basha or Mr Issenberg to be independent directors both have the appropriate skills and experience to fulfil the responsibilities of the Chairman.

The Trust has no Chief Executive Officer, although similar roles are carried out by the Executive Director, Mr Allan Tan. These functions have always remained separate from the functions performed by the Chairman as are set out in the board charter.

## Ethical and responsible decision making

### Values

Our values are available at <http://www.reefcasino.com.au/corporate-governance/>

### Code of conduct including anti-bribery and corruption

The code of conduct which applies to all employees and directors of the Responsible Entity, the Trust and the lessee is available at <http://www.reefcasino.com.au/corporate-governance/>. The code of conduct includes the practices necessary to maintain confidence in the integrity of the Responsible Entity, the Trust and the lessee and covers conflicts of interest, insider trading, confidentiality, anti-bribery and corruption, privacy, treatment of others, political contributions and gambling at The Reef Hotel Casino. It also sets out the practices necessary to ensure compliance with legislation relevant to an employee's responsibilities.

The board is kept informed of any material breaches of the code.

### Whistleblower policy

The whistleblower policy is available at <http://www.reefcasino.com.au/corporate-governance/>.

The board is kept informed of any material incidents reported under that policy.



## Safeguard integrity in financial reporting

### Compliance, Audit and Risk Committee

The members of the Compliance, Audit and Risk Committee during the financial year were:

Name	Status	Meetings Attended
Ms Wendy Morris appointed 18 March 2022 (Chair)	Independent, non-executive director	3
Mr Philip Basha (Chair from 18 January 2022 to 18 March 2022)	Non-executive director	4
Mr Ben Macdonald appointed 18 January 2022	Non-executive director	4
Mr Michael Issenberg until 18 March 2022	Non-executive director	1
Mr Simon McGrath (Chair) until 18 January 2022	Non-executive director	-

The Committee met 4 times during the year.

Details of directors' qualifications are set out in the directors' report on pages 13 to 15.

The structure of the committee did not comply with recommendation 4.1(a) of the Governance Principles. There was not a majority of independent directors on the committee as until 10 February 2022 the board had no independent directors and from 10 February 2022 had only one independent director. Ms Morris was appointed member and Chair of the Committee on 18 March 2022. Consequently, the chair of the committee was not an independent director until 18 March 2022.

Nevertheless, the board is confident that all committee members bring an independent mind to committee matters. The committee comprised a majority of external members (as defined in s601 JB(1) of the Corporations Act).

All members of the board are invited to attend committee meetings.

The Committee charter is available from <http://www.reefcasino.com.au/corporate-governance/>. The responsibilities of the Compliance, Audit and Risk Committee include:

- Exercising a high level of due diligence in relation to the accuracy and completeness of
  - the Trust's half-year and annual financial reports and any reports lodged with the ASX, and
  - the Responsible Entity's annual financial report and Australian Financial Services Licence (AFSL) audit requirements
- Reviewing the performance, independence and timing of rotation of the Trust's external auditor
- Recommending to the board the selection or replacement of the Trust's external auditor
- Monitoring the audit plan, auditor's findings and provision of non-audit services for the Trust
- Performing the functions of a compliance committee identified in the Corporations Act and Compliance Plan
- Reviewing the Trust's and Responsible Entity's risk management framework at least annually to satisfy itself that the risk management framework continues to be sound and that the Trust and Responsible Entity is operating with due regard to the risk appetite set by the board
- Reviewing and recommending to the board the risk appetite statement, risk management plan and policy for the Trust, Responsible Entity and sub-lessee of the Reef Hotel Casino
- Monitoring and reviewing reports from management on the effectiveness of the management of material business risks
- Reviewing the external audit reports and any findings in respect of any breaches or weaknesses in internal controls relating to the compliance plan, Trust bank account, AFSL and any other external audit reports or material incident reports relating to risk management and consider the adequacy of management's planned corrective action
- Considering the need for internal audit

The external auditors, Executive Manager Finance, the Executive Director and other relevant experts attend committee meetings at the invitation of the committee. The committee meets at least twice per year. It is authorised to take such independent professional advice as it considers necessary. All directors are provided opportunities to attend committee meetings and commonly do attend.

## Safeguard integrity in financial reporting (continued)

### Integrity of financial reporting

Before the board approved the Trust's financial statements for the half-year ending 30 June, the full-year financial period ending 31 December and, where required, the Appendix 4C quarterly cashflow reports it received the declarations from the Executive Director and Executive Manager Finance that, in their opinion, the financial records of the Trust have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the Trust and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.

### Integrity of periodic corporate reports

Processes are in place to verify the integrity of any periodic corporate reports (as defined in the Principles and Recommendations) released to the market that are not audited or reviewed by the external auditor, including, when required, the quarterly activity report. The processes include review by management against source documents and obtaining advice from legal, accounting or taxation advisors as necessary prior to approval by the board.

## Make timely and balanced disclosure

The board has established a continuous disclosure policy to ensure the Trust complies with legal obligations and ASX Listing Rules and to ensure accountability at a senior level for that compliance. The Executive Director has primary responsibility for making sure that the Responsible Entity complies with its disclosure obligations for the Trust. The Company Secretary has primary responsibility for communications with the ASX.

A copy of the policy is available from <http://www.reefcasino.com.au/corporate-governance/>.

Directors receive copies of ASX announcements as they are made utilising the external notifications feature of the ASX Online Company Portal.

New and substantive investor or analyst presentation materials are released to the ASX ahead of the presentation. No new investor or analyst presentations were made in 2022.

## Respect the rights of unitholders

### Website

The website of the Trust is <https://www.reefcasino.com.au/reef-casino-trust/>. The website enables unitholders to obtain a range of information, and includes links to the unit registry and ASX as well as a copy of this Corporate Governance Statement. The website is updated throughout the year as policies are reviewed.

### Investor relations

The Trust's investor relations program involves:

- Engagement with unitholders at the AGM
- Responding to unitholder enquiries made from time to time
- Occasional meetings with investors, generally conducted by the Executive Director
- Informing the board of any significant comments or concerns raised by unitholders or their representatives

The unitholder communications policy available from <http://www.reefcasino.com.au/corporate-governance/> aims to ensure that the unitholders are informed of all major developments affecting the Trust's state of affairs and to encourage participation at general meetings.

## Respect the rights of unitholders (continued)

### Annual general meeting

It is the Trust's usual practice to hold an Annual General Meeting (AGM) annually, usually in May. The board encourages full participation of unitholders to ensure a high level of accountability.

Transcripts of the Chairman's address are released to the ASX before the commencement of the AGM. The notice of AGM informs unitholders of the opportunity to ask questions of either the board or the Trust's Auditor. The board intends to respond to as many of those questions as is practicable.

In 2022 the resolution was decided on a poll.

The engagement partner of the external auditor, Grant Thornton, attends the AGM and is available to answer questions from unitholders relevant to the audit.

### Electronic communication

Unitholders may elect to receive the Trust's communications electronically. The Trust's unit registry provides unitholders with the option to update their details electronically. Unitholders have the option to send communications to the Trust and the unit registry electronically.

## Recognise and manage risk

### Risk management framework

The Compliance, Audit and Risk Committee and the board review the risk management framework at least annually. An internal review of the risk management framework was completed in December 2022. The board was satisfied that the framework continues to be sound and that the trust is operating with due regard to the risk appetite set by the board. The risk management framework is based on AS ISO 31000:2018 Risk management - Guidelines and has regard to ASIC Regulatory Guide 259 Risk management systems of fund operators. The risk management framework includes the risk appetite, risk management plans and supporting policies and procedures and encompasses:

- The Reef Hotel Casino complex
- Compliance risks, including the Australian Financial Services Licence (AFSL)
- Operational and other risks for the Responsible Entity and Trust
- Financial reporting risks

The board requires management to maintain risk registers and be responsible for ongoing identification, assessment, monitoring and management of risk and reporting to the board via the Compliance, Audit and Risk Committee on the effective management of the Responsible Entity's and Trust's material business risks by interim and final (coinciding with sign off of the annual financial statements) reports on the effectiveness of the Responsible Entity's management of the material business risks. These reports include summaries of management's monitoring of internal controls and detail any external or Casinos Austria group / Accor Asia Pacific group internal audit report findings.

As a registered managed investment scheme the Trust has a compliance plan which has been lodged with ASIC. The compliance plan sets out measures to ensure compliance with the Trust Constitution, the Corporations Act, the AFSL and other material legislation and contracts. The compliance officer provides written reports to the Compliance, Audit and Risk Committee regarding compliance with the plan. The external auditor, Grant Thornton, conducts an annual audit of compliance with the compliance plan.

## Recognise and manage risk (continued)

### Internal audit

Given the small number of transactions the Responsible Entity and Trust does not have an internal audit function, however the Trust's accounts are subject to half yearly external audit. The Casinos Austria and Accor Group have internal audit functions which may review aspects of the lessee's business as part of their annual program.

The board periodically engages external consultants or auditors to review aspects of its governance, risk management or internal control processes.

### Environmental and social risks

The board considered environmental and social risks as part of the review of the risk management framework.

RCT's sole investment is the Reef Hotel Casino located in Cairns and is exposed to 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 continues to manifest itself in significant increases in insurance premiums and reductions in insurance coverage available on commercially reasonable terms for certain risks.

The casino industry is highly regulated and is exposed to the risk of increased oversight including in relation to anti-money laundering and safer gambling. The operator of the Reef Hotel Casino maintains an Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) Program and a responsible gambling program to minimise the potential harm caused by gambling. The board 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 (AML/CTF) Program and on responsible service of gambling.

## Remunerate fairly and responsibly

Details of the directors' remuneration are set out in note 15 to the financial statements. The Trust pays directors fees only to non-executive directors who are not full time executives of Casinos Austria International group or Accor Asia Pacific group. Other non-executive directors receive no remuneration from the Trust. The Trust has no direct employees. Executives involved in the management of the Trust are employed by CAIL. The Trust reimburses a portion of the payroll related costs based on time spent on Trust management.

There are no equity-based remuneration schemes in operation. No retirement benefits are payable to directors.

Details of the fees payable by the Trust to the Responsible Entity are contained in note 15 to the financial statements and in the Directors' Report on page 11.

# SECURITIES EXCHANGE INFORMATION

## Substantial unitholders (at 28 February 2023, as disclosed in substantial holder notices)

Name of substantial holder	Relevant interest Total units
Casinos Austria Group	33,416,908*
SAZKA Entertainment including ALLWYN Group (same interest as Casinos Austria Group)	33,416,908*
Osterreichische Beteiligungs AG (same interest as Casinos Austria Group)	33,416,908*
Accor Group	28,221,803*
Gary Mauric	4,500,000

\* Includes the total units owned by Reef Casino Investments Pty Ltd, which is jointly controlled by Casinos Austria Group and Accor Group.

## Distribution of unitholders (as at 28 February 2023)

Range	Holders	Listed Units	Restricted Founder Units	% Issued Capital
1 - 1,000	1,609	478,755	-	0.96
1,001 - 5,000	506	1,260,465	-	2.53
5,001 - 10,000	115	895,866	-	1.80
10,001 - 100,000	148	3,758,271	-	7.55
100,001 - and over	22	42,667,679	740,000	87.16
	2,400	49,061,036	740,000	100.00

The number of unitholders holding less than a marketable parcel of units (162 units) at 28 February 2023 was 701.

## Restricted Founder Units (as at 28 February 2023)

Unitholder	Number of Units	% of Total Units
Casinos Austria International Limited	370,000	0.74%
Accor Casino Investments (Australia) Pty Ltd	370,000	0.74%

**Twenty Largest Unitholders of Listed Units** (as at 28 February 2023)

<b>Name</b>	<b>Number of Units</b>	<b>% of Total Units</b>
1. Reef Casinos Investments Pty Ltd	25,000,000	50.20
2. Certane CT Pty Ltd <Casino Austria International GmbH>	5,661,193	11.37
3. Mr Gary Mauric	2,622,000	5.26
4. Casinos Austria International Limited	2,385,715	4.79
5. Accor Casino Investments (Australia) Pty Limited	2,051,803	4.12
6. Mr Gary Mauric	1,785,000	3.58
7. Mr Gary Mauric	333,000	0.67
8. Mr Frank McFadden	316,684	0.64
9. Miss Pak Dan Chow	271,000	0.54
10. Mrs Elspeth Macdonald	250,000	0.50
11. Mr Michael Issenberg	220,000	0.44
12. Miss Pak Dan Chow	208,076	0.42
13. Grace Gourmet Pty Ltd	200,000	0.40
14. Angueline Capital Pty Limited	180,000	0.36
15. Mr Graham Bromilow Ambrose <Ambrose Super Benefits A/C>	178,710	0.36
16. Goh Super Pty Ltd <The Goh Super Fund A/C>	164,000	0.33
17. Saint George Investments Pty Ltd	157,000	0.32
18. Mrs Rita Agata Mauric	150,000	0.30
19. BNP Paribas Nominees Pty Ltd Hub24 Custodial Serv Ltd <DRP A/C>	148,755	0.30
20. Pannu Pty Ltd <Pannu Super Fund A/C>	139,567	0.28
	<b>42,422,503</b>	<b>85.18</b>

**Voting Rights**

The voting rights are set out in Clause 29.9 of the Trust Constitution. On a show of hands every unitholder who is present in person or by proxy and who was recorded on the register at the books closing date for that meeting as a holder of a unit carrying the right to vote at that meeting shall have one vote. On a poll every such unitholder shall have one vote for each dollar value of the value of units held by that unitholder determined in accordance with the provisions of the Corporations Act.

**On-Market Buy-Back**

There is no current on-market buy-back.

**Registered office of the Responsible Entity** Reef Corporate Services Limited  
Level 3  
Sofitel Hotel  
249 Turbot Street  
BRISBANE QLD 4000  
Telephone: (07) 3211 3000  
Email: [trust@reefcasino.com.au](mailto:trust@reefcasino.com.au)  
[www.reefcasino.com.au/trust](http://www.reefcasino.com.au/trust)  
Owned 50% Casinos Austria Group &  
50% Accor Group

**Casinos Austria** is a leading player in the global casino gaming industry. With a unique portfolio of casino development and management services, Casinos Austria has successfully realised more casino and gaming projects in more jurisdictions than any other operator worldwide.

**Accor**, the world's leading hotel operator and market leader in Europe, is present in 110 countries with more than 5,300 hotels and 778,000 rooms. With more than 230,000 employees in Accor brand hotels worldwide, the Group offers to its clients and partners over 50 years of know-how and expertise.

**Directors of the Responsible Entity** Mr Philip Basha (Chairman)  
Mr Benjamin W Macdonald  
Mr Fritz Pühringer  
Mr Allan Tan  
Ms Wendy Morris

**Alternate directors** Mr Allan Tan (alternate for Mr Macdonald)

**Secretary of the Responsible Entity** Ms Alison Galligan

**Compliance, Audit and Risk Committee of the Responsible Entity** Ms Wendy Morris (Chairperson)  
Mr Philip Basha  
Mr Benjamin W Macdonald

**Solicitors to the Responsible Entity** Herbert Smith Freehills  
Level 31  
480 Queen Street  
BRISBANE QLD 4000

**Unit registry** Computershare Investor Services Pty Ltd  
Level 1  
200 Mary Street  
BRISBANE QLD 4000  
  
GPO Box 2975  
MELBOURNE VIC 3001  
  
Telephone: 1300 552 270  
[www.investorcentre.com/contact](http://www.investorcentre.com/contact)



**Bankers**

Bank of Queensland Limited  
100 Skyring Terrace  
NEWSTEAD QLD 4006

**Auditors of the Trust**

Grant Thornton Audit Pty Ltd  
Level 13  
Cairns Corporate Tower  
15 Lake Street  
CAIRNS QLD 4870

**Securities exchange listing**

Official list of the Australian Securities Exchange  
ASX code: RCT

**Sub-lessee of the Reef Hotel Casino complex**

Casinos Austria International (Cairns) Pty Ltd  
Level 3  
Sofitel Hotel  
249 Turbot Street  
BRISBANE QLD 4000  
Telephone: (07) 3211 3000  
Owned 50% Casinos Austria Group &  
50% Accor Group

**The Reef Hotel Casino**

35 - 41 Wharf Street  
CAIRNS QLD 4870  
Telephone: (07) 4030 8888  
Facsimile: (07) 4030 8777  
[www.reefcasino.com.au](http://www.reefcasino.com.au)

**Unitholder enquiries**

Please contact the unit registry if you have any questions about your unitholding or distributions.

*Hotel Pool Deck*



# MUST SEE MUST VISIT

QUEENSLAND'S BIGGEST AND PREMIER LEISURE & ENTERTAINMENT COMPLEX NORTH OF BRISBANE

## CASINOS AUSTRIA INTERNATIONAL



### **The Reef Hotel Casino**

Try your luck at the tables and experience the thrills and excitement of international gaming or adjourn to one of our many bars for a well earned refreshment.

Offers 451 gaming machines, 38 gambling tables, plus Club Privé, TAB and Keno.  
Open 7 Days

### **Pullman Reef Hotel Casino**

The Pullman Reef Hotel Casino features 128 luxury guest rooms and suites each offering charm, elegance and tranquility. Their decor accentuates the feel and lifestyle of Tropical North Queensland. Pullman facilities include swimming pool and spa, health club, and tour desk.

*Casino*



*Soy Kitchen Street Food*



*Hotel Room*



# MUST SEE MUST VISIT

QUEENSLAND'S BIGGEST AND PREMIER LEISURE & ENTERTAINMENT COMPLEX NORTH OF BRISBANE



Delicious flavours inspired by the best in Asian Street Food, with local ingredients specially sourced by our team of chefs. Enjoy a selection of small share plates, larger plates and amazingly crafted sweet treats, in the historic surrounds of Customs House.



Located on Level 2 of the complex, the Casino Sport Arena has a HUGE LED screen showing major sporting events and movies, complemented by multiple high definition screens and luxury cinema style seating. The latest TAB and Keno facilities, gaming machines and table gaming makes this a unique entertainment venue.



Multi award winning. Tamarind, the signature restaurant of the complex, continues to delight diners with an amazing array of delicious contemporary dining using the freshest of local ingredients. A flawless experience.



Choose from a great range of main fare, steaks from the grill, lighter meals, snacks, beverages and supper dishes.





# MUST SEE MUST VISIT

QUEENSLAND'S BIGGEST AND PREMIER LEISURE & ENTERTAINMENT COMPLEX NORTH OF BRISBANE



The entertainment hub of the complex, BAR36 offers a great venue to meet with friends. Transitioning from cool lounge music to a showroom equipped with the latest in AV production, enjoy the best in live music with a synchronised sound and light experience.



Café chic at its best! Serving the finest boutique coffee and teas, you can treat yourself to the famous Pullman a la carte breakfast whilst people watching on the deck, or enjoy the cool comfort of the interior as it integrates through to the hotel lobby.



Enjoy the exciting attraction, Cairns ZOOM. With crossings and ziplines, internal and external rooftop walkways, experience the thrill of a birds-eye view of the Dome and animals, and spectacular views of the city and seascapes. You can glide over a 4 metre crocodile or freefall from the 13 metre high tower. Height and weight restriction apply.



A total of ten unique venues ranging from ballroom to boardroom to poolside are available to cater for every type of function.



More than 330 undercover car parking spaces are provided for those attending events and for our Casino and Hotel patrons.





CASINOS AUSTRIA INTERNATIONAL



**pullman**  
HOTELS AND RESORTS

REEF HOTEL CASINO