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12 September 2025

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

FOR IMMEDIATE RELEASE TO THE MARKET

Dear Sir/Madam

Takeover bid by Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) for Reef Casino Trust ARSN 093 156 293 – Notice of completion of sending Bidder's Statement

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

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

For the purposes of item 8 of section 633(1) of the Corporations Act, we enclose in **Annexure A** notice that Bidder has sent a copy of the Bidder's Statement to RCT unitholders pursuant to item 6 of section 633(1) of the Corporations Act.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'KEC'.

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A handwritten signature in blue ink, appearing to read 'J Fisher'.

James Fisher
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Annexure A

To: ASX Limited (ACN 088 624 691)

Notice – section 633(1) item 8 of the Corporations Act 2001 (Cth)

Notice of completion of sending of Bidder's Statement and Offers

Iris Cairns Property Pty Ltd (ACN 686 055 514) as trustee for the Iris Cairns Property Trust (ABN 37 481 296 645) (**Bidder**) gives notice that it has today completed sending its bidder's statement dated 29 August 2025 (**Bidder's Statement**) (which contains an offer dated 12 September 2025) (**Offer**) to all persons registered as the holder of fully paid ordinary units in Reef Casino Trust ARSN 093 156 293 (**RCT**) in the register of RCT unitholders as at 7:00pm (Sydney time) on 29 August 2025 (being the date set by the Bidder under section 633(2) of the Corporations Act).

Dated: 12 September 2025

Signed on behalf of the Bidder



Wassim Arnaout

Sole Director and Secretary

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