



THE STAR

ASX Announcement

30 July 2025

QUARTERLY ACTIVITIES REPORT FOR THE PERIOD ENDED 30 JUNE 2025

The Star Entertainment Group Limited (ASX: SGR) (**The Star, the Group or the Company**) today released its unaudited quarterly activities report for the fourth quarter ended 30 June 2025 as set out below. This announcement should be read in conjunction with the Unaudited Appendix 4C – Quarterly Cash Flow Report also released to the ASX today.

SUMMARY

- Q4 FY25 revenue of \$270 million (in line with Q3) and Q4 FY25 EBITDA loss of \$27 million (before significant items), compared to an EBITDA loss of \$24 million for Q3 FY25. EBITDA results throughout this announcement are stated before significant items, which will be disclosed separately in the Group's FY25 results announcement.
- The result for the period reflects continued softness in operating performance due to the ongoing challenging operating environment including the impact of mandatory carded play and cash limits in NSW and stricter regulatory requirements across all properties.
- On 7 April 2025, The Star announced it entered into a binding term sheet with Bally's Corporation (**Bally's**) for a strategic investment in the form of a multi-tranche convertible note and subordinated debt instrument for a principal value of \$300 million (**Strategic Investments**).
- On 8 April 2025, The Star announced that its largest shareholder, Investment Holdings Pty Ltd (**Investment Holdings**) entered into a binding commitment letter to subscribe for \$100 million of the Strategic Investments amount under substantially the same terms as the Bally's investment. As a result, the investment commitment from Bally's reduced to \$200 million. The initial Tranche 1 funding of \$100 million was received on 9 April 2025 from Bally's and Investment Holdings.
- On 8 April 2025, The Star announced that it had completed the sale of the Sydney Event Centre and associated spaces for \$60 million. As part of the NSW Independent Casino Commission's (**NICC**) consent, sale proceeds of approximately \$58 million were placed in escrow subject to shareholder approval being obtained for the Strategic Investments into The Star by Bally's and Investment Holdings.
- On 25 June 2025, The Star held a General Meeting in relation to the proposed Strategic Investments by Bally's and Investment Holdings. As previously announced, all resolutions were passed by shareholders. Following the receipt of shareholder approval, and prior to the end of June 2025, The Star received the \$58 million of Event Centre sale proceeds previously held in escrow and \$133 million in further investment proceeds from Bally's and Investment Holdings.
- On 30 June 2025, The Star provided an update on the status of transaction negotiations with its joint venture partners including the proposed exit by The Star of its interest in the Destination Brisbane Consortium (**DBC**). The Star announced that it had received from its joint venture partners a notice to terminate the binding heads of agreement (**HoA**) that was previously announced on 7 March 2025. The termination would become effective within 5 business days (7 July 2025), unless withdrawn earlier.

- On 7 July 2025, The Star provided a further update on the status of the DBC negotiations. The Star announced that it had agreed a set of principles with its joint venture partners under which there will be certain departures from the HoA, subject to which the parties would progress their negotiations with a view to finalising long form documents. To facilitate this, the parties agreed to extend the termination date of the HoA to 31 July 2025. The parties continue to negotiate long form documents. However, in The Star's view, based on the current status of discussions, it is unlikely that the parties will be in a position to finalise long form documents by 31 July 2025. The consequences of this potential outcome are discussed below, unless the parties agree otherwise.
- The Group's ability to continue as a going concern remains dependent on several key matters. The relevant matters were set out in Note E of the Group's H1 FY25 financial statements released on 15 April 2025. These matters will be reviewed as part of the finalisation of the Group's FY25 financial results.
- The Group had available cash at 30 June 2025 of \$234 million¹.

FINANCIAL SUMMARY

Group²

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q4 FY25	Q3 FY25 ³ (last quarter)	Q4 FY24 (pcp)	vs. Q3 FY25 (last quarter)	vs. Q4 FY24 (pcp)
Revenue	\$270	\$268	\$393	1%	(31%)
EBITDA	(\$27)	(\$24)	\$23	(9%)	(214%)

Property²

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q4 FY25	Q3 FY25 (last quarter)	Q4 FY24 (pcp)	vs. Q3 FY25 (last quarter)	vs. Q4 FY24 (pcp)
The Star Sydney					
Revenue	\$162	\$161	\$208	0%	(22%)
EBITDA	(\$14)	(\$9)	\$3	(54%)	(615%)
The Star Gold Coast					
Revenue	\$96	\$96	\$102	(1%)	(6%)
EBITDA	\$2	\$2	\$10	35%	(78%)
The Star Brisbane^{3,4}					
Operator Fee Revenue	\$8	\$7	n/a	23%	n/a
EBITDA	(\$15)	(\$16)	n/a	9%	n/a
Treasury Brisbane⁴					
Revenue	\$4	\$4	\$83	9%	(95%)
EBITDA	\$0	(\$1)	\$10	78%	(102%)

¹ Comprising \$269 million of cash and cash equivalents less \$35 million of restricted cash (representing Cage Cash and current restricted deposits). At 30 June 2025, The Group had total cash and cash deposits of \$364 million, comprising \$269 million of cash and cash equivalents plus \$95 million of non-current restricted deposits. Restricted cash includes proceeds from the sale of the Treasury Brisbane Casino building held in the Disposal Proceeds Account under the existing SFA agreement and cash backed Bank Guarantees. Cage Cash includes monies held physically on the gaming floor for the day-to-day operation of the casino gaming floor activities

² Revenue and expenses excludes contracted cost recovery associated with DBC (at cost, no margin) in relation to the supply of labour and other shared costs

³ Q3 FY25 has been adjusted to reflect the DBC operator fee under the Casino Management Agreement for the full quarter (previous Quarterly report reflected the higher monthly fixed fee agreed under the HoA for March 2025)

⁴ The Treasury Brisbane Casino closed on 25 August 2024 with the staged opening of The Star Brisbane commencing on 29 August 2024

The Star Sydney

- Revenue was in line with the previous quarter, reflecting growth in Table Games revenue offset by a decline in Hotel revenue.
- Since 19 October 2024 (being the date that mandatory carded play and \$5,000 cash limits was fully implemented across the broader casino), average daily revenue has declined 17% to 30 June 2025, compared to the 4 weeks average daily revenue prior to 19 August 2024 (first stage of reform implementation).

The Star Gold Coast

- Revenue and EBITDA were substantially in line with the previous quarter, noting that the prior quarter reflected the property closure resulting from the impact of Cyclone Alfred.
- Gaming revenue declined by 6% compared to Q3, largely due to declines in Table Games. This was partially offset by growth in hospitality revenue compared to the prior quarter.

The Star Brisbane

- The staged opening of The Star Brisbane continued throughout the quarter following its opening on 29 August 2024, with Isoletto Pool Club opening in Q4 FY25 to guests of The Star Grand Hotel.
- The financial results for The Star Brisbane are reported by DBC (Joint Venture 50% owned by The Star, subject to the 7 March 2025 HoA between the Joint Venture partners). The Group is the operator of The Star Brisbane under the Casino Management Agreement (**CMA**) with DBC and recognises the operator fee as revenue and allocated corporate costs to The Star Brisbane as the associated expense. Operator fee revenue for the quarter was \$8 million, and the EBITDA loss was \$15 million. The operator fee recognised for the quarter is in accordance with the formula set out in the CMA given the current status of the HoA and long form documents having not been finalised.
- Property earnings for The Star Brisbane are recognised as a share of profit/loss from investment in associates and is not included in The Star's EBITDA.
- *Property performance:*
 - Revenue generated by the Managed Integrated Resort for Q4 was \$111 million.
 - EBITDA of \$6 million for the Managed Integrated Resort for Q4. This excludes certain centralised corporate costs at the joint venture level.

Treasury Brisbane

- Treasury Brisbane Casino closed on 25 August 2024.
- Treasury Brisbane Casino's earnings have been replaced by The Star Brisbane operator fee in the Group's consolidated revenue and EBITDA.
- Treasury hotel and carpark continue to operate with a small revenue contribution and is breakeven at the EBITDA level for the last quarter.

Operating Expenses⁵

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q4 FY25	Q3 FY25 (last quarter)	Q4 FY24 (pcp)	vs. Q3 FY25 (last quarter)	vs. Q4 FY24 (pcp)
Operating expenses	\$232	\$228	\$273	2%	(15%)

- Operating expenses of \$232 million were largely in line with the previous quarter.
- The Star has achieved the previously announced \$100 million reduction in annualised corporate cost savings⁶ during the course of FY25. The Star is working on embedding these cost savings and identifying further areas of potential incremental cost-out.

⁵ Operating expenses excludes contracted cost recovery associated with DBC (at cost, no margin) in relation to the supply of labour and other shared costs

⁶ Based on annualised corporate cost run rate (excluding significant items) for the six months to 30 June 2025 compared to the annualised run rate at August 2024

LIQUIDITY UPDATE

- Available cash as at 30 June 2025 was \$234 million⁷ (compared to \$44 million⁸ at 31 March 2025). Note the Cash and Cash Equivalents balance of \$269 million shown in the accompanying Appendix 4C includes \$35 million of restricted cash representing Cage Cash and current restricted deposits.
- During the period, The Star's senior lenders agreed to various waivers and consents in relation to the senior facility agreement (**SFA**). This included covenant waivers through to and including 30 June 2025. As previously announced, in addition to the security arrangements that had already been granted, the Group provided the existing senior lenders with security over The Star's Gold Coast assets.
- In March 2025, the Group entered into a HoA with its joint venture partners, being Chow Tai Fook Enterprises Limited and Far East Consortium International Limited (**Joint Venture Partners**) to exit its investment in DBC and consolidate the Group's Gold Coast position. The transaction is subject to long form documentation and satisfaction of various conditions precedent. Under the HoA, the Group is not required to make any further equity contributions to DBC after 31 March 2025. In accordance with the HoA, The Star received \$45 million of cash in March 2025. As announced on 7 July 2025, in the event that long form documents are not finalised by 31 July 2025, The Star will be obliged to repay the Joint Venture Partners by 6 August 2025, \$10 million of the consideration it received in March 2025 and to reimburse the Joint Venture Partners by 5 September 2025 for its share of equity contributions that have been made by the Joint Venture Partners to DBC since 31 March 2025 (estimated at the time of the announcement to be approximately \$26.5 million for the Group's share).
- On 7 April 2025, The Star entered into a binding term sheet with Bally's for a strategic investment in the form of a multi-tranche convertible note and subordinated debt instrument for a principal value of \$300 million. On 8 April 2025, The Star announced that its largest shareholder, Investment Holdings entered into a commitment letter to subscribe for \$100 million of the Strategic Investments amount under substantially the same terms as the investment by Bally's. As a result, the investment commitment from Bally's reduced to \$200 million. The initial Tranche 1 funding of \$100 million was received on 9 April 2025 from Bally's and Investment Holdings, with a further \$133 million in investment proceeds received on 27 June 2025 following shareholder approval of the investment. A further \$67 million is receivable on the earlier of 7 October 2025 or receipt of regulatory approvals. Yesterday, Bally's received Foreign Investment Review Board (FIRB) approval in respect of their investment in The Star. FIRB approval is one of several regulatory approvals required by Bally's.
- On 8 April 2025, The Star completed the sale of the Sydney Event Centre and associated spaces for \$60 million. As part of the NICC's consent, sale proceeds of approximately \$58 million were placed in escrow subject to shareholder approval being obtained for the Strategic Investments into The Star by Bally's and Investment Holdings. In June 2025, following the receipt of shareholder approval, The Star received the \$58 million of Event Centre sale proceeds previously held in escrow.

Other notable Appendix 4C items:

- The aggregated amount of payments to related parties and their associates for operating activities was \$2.4 million in the quarter. This is shown in Section 6.1 of the Appendix 4C. This includes payments to the DGCC joint venture (\$0.7 million) and remuneration of Directors (including the Group CEO and Managing Director) and other key management personnel.
- The aggregated amount of payments to related parties and their associates for investing activities was \$2.6 million in the quarter. This is shown in Section 6.2 of the Appendix 4C. This relates to loans and property, plant and equipment payments to the DGCC joint venture.

⁷ Comprising \$269 million of cash and cash equivalents less \$35 million of restricted cash (representing Cage Cash and current restricted deposits). At 30 June 2025, the Group had total cash and cash deposits of \$364 million, comprising \$269 million of cash and cash equivalents plus \$95 million of non-current restricted deposits

⁸ Comprising \$76 million of cash and cash equivalents less \$32 million of restricted cash (representing Cage Cash and current restricted deposits). At 31 March 2025, the Group had total cash and cash deposits of \$168 million, comprising \$76 million of cash and cash equivalents plus \$92 million of non-current restricted deposits

- Section 3.9 of the Appendix 4C shows a \$95 million cash movement for the year to date. This represents the proceeds from the sale in H1 FY25 of the Treasury Brisbane Casino building which are held in the Disposal Proceeds Account under the existing SFA and the cash backing of Bank Guarantees.

OPERATIONAL UPDATE

Mandatory carded play & cash limits

- The Star Sydney
 - Mandatory carded play and \$5,000 cash limits were fully implemented across the entire gaming floor on 19 October 2024. Cash limits are due to reduce to \$1,000 by 19 August 2025.
- The Star Gold Coast and The Star Brisbane
 - Mandatory carded play and cash limits have been legislated but implementation remains subject to regulations by the Queensland Government, which have not been made to date.

Casino Licence Updates

- The Star Sydney's licence remains suspended, with the term of the Manager's appointment previously extended to 30 September 2025. The Star is preparing a submission on its suitability to hold a casino licence at The Star Sydney which is due to be presented to the NICC on 31 August 2025.
- The Star Gold Coast's licence has been suspended, with suspension deferred and the term of the Special Manager previously extended to 30 September 2025. The Star is preparing a submission on its suitability to hold a casino licence at The Star Gold Coast which is due to be presented to the OLGR on 31 July 2025.
- The Star Brisbane – on 28 August 2024, DBC was issued a casino licence for The Star Brisbane, which subsequently commenced operation on 29 August 2024 under the management of the Group through an agreement with DBC. On 28 August 2024, an External Adviser was appointed by the Minister to The Star Entertainment Brisbane Operations Pty Ltd (as casino operator for The Star Brisbane). The term of the External Adviser has been previously extended to 30 September 2025.

Authorised by:

The Board of Directors

For further information:

Financial analysts and shareholders	Matthew Gregorowski – Sodali & Co	Tel: +61 422 534 755
Media	Helen Karlis – Sodali & Co	Tel: +61 404 045 325

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

The Star Entertainment Group Limited

ABN

85 149 629 023

Quarter ended ("current quarter")

30 June 2025

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	330,963	1,418,758
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	(136,017)	(514,492)
(c) advertising and marketing	(9,594)	(43,643)
(d) leased assets	(1,263)	(9,436)
(e) staff costs	(211,083)	(837,387)
(f) administration and corporate costs	(37,954)	(175,753)
1.3 Dividends received (see note 3)	-	-
1.4 Interest received	1,721	7,179
1.5 Interest and other costs of finance paid	(10,775)	(39,684)
1.6 Income taxes paid	-	-
1.7 Government grants and tax incentives	-	-
1.8 Other (provide details if material)	-	-
1.9 Net cash from / (used in) operating activities	(74,002)	(194,458)

2.	Cash flows from investing activities		
2.1	Payments to acquire or for:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	(12,418)	(68,930)
	(d) investments	-	(153,700)
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	60,344	146,229
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	(1,539)	2,636
2.4	Dividends received	5,500	6,040
2.5	Other (provide details if material)	-	37,514
2.6	Net cash from / (used in) investing activities	51,887	(30,211)

3.	Cash flows from financing activities		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	-	-
3.2	Proceeds from issue of convertible debt securities	233,334	233,334
3.3	Proceeds from exercise of options	-	-
3.4	Transaction costs related to issues of equity securities or convertible debt securities	(5,667)	(5,667)
3.5	Proceeds from borrowings	-	100,000
3.6	Repayment of borrowings	-	-
3.7	Transaction costs related to loans and borrowings	(9,344)	(38,778)
3.8	Dividends paid	-	-
3.9	Other – Non Current Restricted Cash	(2,830)	(94,830)
3.10	Net cash from / (used in) financing activities	215,493	(194,059)

4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	75,589	299,577
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(74,002)	(194,458)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	51,887	(30,211)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	215,493	194,059
4.5	Effect of movement in exchange rates on cash held	-	-
4.6	Cash and cash equivalents at end of period	268,967	268,967

5.	Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter \$A'000	Previous quarter \$A'000
5.1	Bank balances	23,263	32,925
5.2	Call deposits	211,000	11,000
5.3	Bank overdrafts	-	-
5.4	Other – Cage Cash and Current Restricted Deposits	34,704	31,664
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	268,967	75,589

6.	Payments to related parties of the entity and their associates	Current quarter \$A'000
6.1	Aggregate amount of payments to related parties and their associates included in item 1	(2,354)
6.2	Aggregate amount of payments to related parties and their associates included in item 2	(2,551)

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.

7.	Financing facilities <i>Note: the term "facility" includes all forms of financing arrangements available to the entity.</i> <i>Add notes as necessary for an understanding of the sources of finance available to the entity.</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
7.1	Loan facilities	633,334	633,334
7.2	Credit standby arrangements	-	-
7.3	Other - Bank Guarantees	34,461	30,734
7.4	Total financing facilities	667,795	664,068
7.5	Unused financing facilities available at quarter end		3,727
7.6	<p>Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.</p> <p>In September 2024, the Group refinanced its existing debt facility of \$450 million, which was reduced to \$334 million. The Group also entered into a new debt facility of \$200 million of which the first Tranche of \$100 million was drawn on 9 December 2024. The conditions precedent required to access the second Tranche of \$100 million were not met, and the Tranche is no longer available.</p> <p>\$400 million of the loan facility is priced at 13.50% (all-in), while \$34 million of the bank guarantee facility is priced at 9.15%.</p> <ul style="list-style-type: none"> the TSEG Group has the flexibility to capitalise a component of the interest at its election; and there is a reduction in the coupon subject to the TSEG Group's Adjusted Net Leverage Ratio falling below 4.0x. <p>The facility maturity date is December 2027. At 30 June 2025, the facility was secured against the Group's Gold Coast assets (see Note B5 of the Group's 31 December 2024 Interim Financial Report) and with a first charge over certain assets.</p> <p>In April 2025, the Group entered into an agreement with Bally's Corporation and Investment Holdings Pty Ltd with regard to an aggregate \$300 million of subordinated debt and contingent convertible notes. At 30 June 2025, \$233 million of funds had been received, with a further \$67 million due to be received on the earlier of 7 October 2025 or on receipt of regulatory approvals. The facility is priced at 9.00% (all-in). The Group has the flexibility to capitalise the interest at its election.</p> <p>The facility maturity date is July 2029. Any subordinated debt on issue becomes repayable within 120 days of 7 May 2026, should regulatory approval not be received and the subscribers elect to call the debt. The facility can be converted into 3,750,000,000 shares of the Group's parent entity at the election of the subscribers (subject to certain regulatory and other approvals - see Note C2 of the Group's 31 December 2024 Interim Financial Report).</p>		

8.	Estimated cash available for future operating activities	\$A'000
8.1	Net cash from / (used in) operating activities (item 1.9)	(74,002)
8.2	Cash and cash equivalents at quarter end (item 4.6)	268,967
8.3	Unused finance facilities available at quarter end (item 7.5)	3,727
8.4	Total available funding (item 8.2 + item 8.3)	272,694
8.5	Estimated quarters of funding available (item 8.4 divided by item 8.1)	3.7
<p><i>Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.</i></p>		
8.6	If item 8.5 is less than 2 quarters, please provide answers to the following questions:	
8.6.1	Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?	
	Answer: N/A	
8.6.2	Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?	
	Answer: N/A	
8.6.3	Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?	
	Answer: N/A	
<p><i>Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.</i></p>		

Compliance statement

- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Date: 30 July 2025

Authorised by: Board of Directors
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.