



THE STAR

ASX Announcement

31 October 2025

QUARTERLY ACTIVITIES REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2025

The Star Entertainment Group Limited (ASX: SGR) (**The Star**, the **Group** or the **Company**) today released its unaudited quarterly activities report for the first quarter ended 30 September 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

- Q1 FY26 revenue of \$284 million (up 5% compared to Q4 FY25) and Q1 FY26 EBITDA loss of \$13 million (before significant items), compared to an EBITDA loss of \$27 million for Q4 FY25. EBITDA results throughout this announcement are stated before significant items, which will be disclosed separately in the Group's FY26 half year results announcement.
- The result for the period reflects stabilised trading in Sydney (although trading levels remain at historical lows), seasonally stronger volumes on the Gold Coast, and a higher operator fee for The Star Brisbane. Operating conditions remain challenging due to the impact of mandatory carded play and cash limits in NSW and stricter regulatory requirements across all properties.
- On 12 August 2025, The Star entered into binding long form documentation with Chow Tai Fook Enterprises Limited and Far East Consortium International Limited (the **Joint Venture Partners** or **JVPs**) to exit the Destination Brisbane Consortium Integrated Resort joint venture (**DBC**), dispose of its interest in the Festival Car park joint venture, dispose of the Treasury Hotel and Car Park and consolidate its Gold Coast position (**JVP Transaction**). The terms of the JVP Transaction were released to the ASX on 12 August 2025. Completion of the JVP Transaction remains subject to several condition precedents.
- As announced to the ASX in April 2025, The Star entered into a strategic investment in the form of a multi-tranche convertible note and subordinated debt instrument for a principal value of \$300 million (**Strategic Investment**) with Bally's Corporation (**Bally's**) and Investment Holdings Pty Ltd (**Investment Holdings**). Following the receipt of shareholder approval in June 2025, The Star received a total of \$233 million by 30 June 2025. The remaining \$67 million was received from Bally's in October 2025. Completing the Strategic Investment remains subject to outstanding regulatory approvals.
- The Group's senior lenders agreed to provide covenant waivers for 30 September 2025. To the extent future required waivers are not available, including for 31 December 2025, the Group will need to execute a refinancing of the existing senior lender facility within the available timeframes to avoid a default.
- The Group's ability to successfully execute its ongoing capital management strategy in the timeframe required will be impacted by the quantum and timing of the AUSTRAC judgment which remains outstanding.

- The Group's ability to continue as a going concern remains dependent on the outcome of numerous material uncertainties (including those noted above), some of which are interdependent and outside The Star's control. The full list of relevant matters were set out in Note G of the Group's FY25 financial statements released on 30 September 2025.
- The Group had available cash at 30 September 2025 of \$168 million¹.

FINANCIAL SUMMARY

Group²

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q1 FY26	Q4 FY25 ³ (last quarter)	Q1 FY25 (pcp)	vs. Q4 FY25 (last quarter)	vs. Q1 FY25 (pcp)
Revenue	\$284	\$270	\$351	5%	(19%)
EBITDA	(\$13)	(\$27)	(\$18)	50%	27%

Property²

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q1 FY26	Q4 FY25 (last quarter)	Q1 FY25 (pcp)	vs. Q4 FY25 (last quarter)	vs. Q1 FY25 (pcp)
The Star Sydney					
Revenue	\$161	\$162	\$186	0%	(14%)
EBITDA	(\$10)	(\$14)	(\$21)	28%	50%
The Star Gold Coast					
Revenue	\$105	\$96	\$108	9%	(3%)
EBITDA	\$6	\$2	\$7	189%	(19%)
The Star Brisbane³					
Operator Fee Revenue	\$14	\$8	\$4	65%	253%
EBITDA	(\$9)	(\$15)	(\$7)	41%	(23%)
Treasury Brisbane³					
Revenue	\$4	\$4	\$53	0%	(92%)
EBITDA	\$0	\$0	\$2	0%	(117%)

¹ Comprising \$203 million of cash and cash equivalents less \$35 million of restricted cash (representing Cage Cash). At 30 September 2025, the Group had total cash and cash deposits of \$239 million, comprising \$203 million of cash and cash equivalents plus \$36 million of non-current restricted deposits. Restricted deposits largely comprises 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 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 hospitality revenue offset by a decline in gaming revenue.
- Since 19 October 2024 (being the date that mandatory carded play and \$5,000 daily cash limits was fully implemented across the entire gaming floor), average daily revenue has declined 18% to 30 September 2025, compared to the 4 week average daily revenue prior to 19 August 2024 (first stage of reform implementation).

The Star Gold Coast

- Revenue and EBITDA increased compared to the prior quarter, reflecting seasonally stronger volumes across both gaming and hospitality segments.
- Gaming revenue grew by 8% compared to Q4 FY25 with growth reported in both table games and electronic gaming machines. Similarly, hospitality revenue grew by 11%.

The Star Brisbane

- The financial results for The Star Brisbane are reported by DBC (Joint Venture 50% owned by The Star), which is subject to an agreement signed on 12 August 2025 with the Joint Venture Partners under which The Star will exit its interest in DBC. The Group is the operator of The Star Brisbane under a Casino Management Agreement (**CMA**) with DBC and recognises the operator fee as revenue and allocated corporate costs as the associated expense. Operator fee revenue for the quarter was \$14 million, and the EBITDA loss was \$9 million. The operator fee for the quarter reflects the \$5 million monthly fixed fee following the signing of the JVP Transaction agreement in August 2025.
- Property earnings for The Star Brisbane are recognised as a share of profit/loss from investment in associates and are not included in The Star's EBITDA.
- *Property performance:*
 - Revenue generated by the Managed Integrated Resort for Q1 was \$119 million.
 - EBITDA of \$11 million was recorded for the Managed Integrated Resort for Q1. 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 Expenses⁴

	QUARTERLY FINANCIALS (A\$m)			CHANGE	
	Q1 FY26	Q4 FY25 (last quarter)	Q1 FY25 (pcp)	vs. Q4 FY25 (last quarter)	vs. Q1 FY25 (pcp)
Operating expenses	\$233	\$232	\$287	(1%)	19%

- Operating expenses of \$233 million were largely in line with the previous quarter.

⁴ Operating expenses excludes contracted cost recovery associated with DBC (at cost, no margin) in relation to the supply of labour and other shared costs

LIQUIDITY UPDATE

- Available cash as at 30 September 2025 was \$168 million⁵ (compared to \$234 million⁶ at 30 June 2025). Note the Cash and Cash Equivalents balance of \$203 million shown in the accompanying Appendix 4C includes \$35 million of restricted cash representing Cage Cash.
- On 12 August 2025, The Star entered into long form documents for the JVP Transaction. The long form documents were entered into following the termination of the Heads of Agreement (**HoA**) between the JVPs and The Star on 7 July 2025. Due to the termination of the HoA, The Star was required to pay the JVPs \$10 million. Shortly after signing of the long form documents on 12 August 2025 the full \$10 million was repaid to The Star. On 30 September 2025, The Star prepaid \$61 million of the existing Senior Facility Agreement (**SFA**) debt facility utilising the full amount of the Disposal Proceeds Account (**DPA**) balance on that date. The DPA represented proceeds from the sale of the Treasury Brisbane Casino building during H1 FY25 plus capitalised interest.
- The SFA lenders agreed to waive the covenants for the SFA loans for 30 September 2025. These waivers contained a number of conditions. On 2 October 2025, The Star deposited \$30 million into the DPA account as per the agreed terms of the covenant waivers.
- On 9 October 2025, The Star received the final \$67 million tranche of the Bally's investment, completing the full receipt of the previously announced \$300 million Strategic Investment from Bally's and Investment Holdings.

Other notable Appendix 4C items:

- The aggregated amount of payments to related parties and their associates for operating activities was \$5.8 million in the quarter. This is shown in Section 6.1 of the Appendix 4C. This includes payments to the Destination Gold Coast Consortium (**DGCC**) joint venture (\$1.0 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 \$10.7 million in the quarter. This is shown in Section 6.2 of the Appendix 4C. This comprises of payments to and on behalf of the DGCC joint venture in relation to loans (\$9.8 million) and property, plant and equipment (\$0.9 million). In the quarter, The Star also received \$7.5 million from DGCC for repayment of loans.
- Section 3.9 of the Appendix 4C shows a cash inflow of \$60.6 million of restricted cash during the quarter. This mainly relates to the release from the DPA of the proceeds from the sale of the Treasury Brisbane Casino building in H1 FY25. These proceeds were used to partially prepay the SFA loans.

⁵ Comprising \$203 million of cash and cash equivalents less \$35 million of restricted cash (representing Cage Cash). At 30 September 2025, the Group had total cash and cash deposits of \$239 million, comprising \$203 million of cash and cash equivalents plus \$36 million of non-current restricted deposits

⁶ Comprising \$267 million of cash and cash equivalents less \$33 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 \$267 million of cash and cash equivalents plus \$97 million of non-current restricted deposits

OPERATIONAL UPDATE

Mandatory carded play & cash limits

- The Star Sydney
 - Mandatory carded play and \$5,000 daily cash limits were fully implemented across the entire gaming floor on 19 October 2024. Cash limits were due to reduce to \$1,000 by 19 August 2025. On 5 August 2025 the NSW Government confirmed that the daily cash limit of \$5,000 will be maintained until 19 August 2027.
- 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

- On 24 September 2025, the New South Wales Independent Casino Commission (**NICC**) notified The Star Sydney that its casino licence will remain suspended and that the Manager's term has been extended until 31 March 2026, unless terminated earlier by the NICC (previously extended to 30 September 2025 as notified on 28 March 2025).
- On 25 September 2025, the Queensland government confirmed that it had deferred the suspension of The Star Gold Coast's casino licence and extended the Special Manager's appointment to 30 September 2026 (previously extended to 30 September 2025 as notified on 27 March 2025).
- The Star Brisbane's External Adviser's appointment has been extended to 30 September 2026 (previously 30 September 2025).

Authorised by:

The Board of Directors

For further information:

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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 September 2025

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (3 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	354,182	354,182
1.2 Payments for		
(a) research and development	-	-
(b) product manufacturing and operating costs	(142,126)	(142,126)
(c) advertising and marketing	(10,777)	(10,777)
(d) leased assets	(1,922)	(1,922)
(e) staff costs	(191,918)	(191,918)
(f) administration and corporate costs	(41,260)	(41,260)
1.3 Dividends received (see note 3)	-	-
1.4 Interest received	2,363	2,363
1.5 Interest and other costs of finance paid	(12,898)	(12,898)
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	(44,356)	(44,356)
2. Cash flows from investing activities		
2.1 Payments to acquire or for:		
(a) entities	-	-
(b) businesses	-	-
(c) property, plant and equipment	(11,629)	(11,629)
(d) investments	-	-
(e) intellectual property	-	-
(f) other non-current assets	-	-

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (3 months) \$A'000
2.2	Proceeds from disposal of:		
	(a) entities	-	-
	(b) businesses	-	-
	(c) property, plant and equipment	7	7
	(d) investments	-	-
	(e) intellectual property	-	-
	(f) other non-current assets	-	-
2.3	Cash flows from loans to other entities	(2,307)	(2,307)
2.4	Dividends received (see note 3)	-	-
2.5	Other (provide details if material)	-	-
2.6	Net cash from / (used in) investing activities	(13,929)	(13,929)

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	-	-
3.3	Proceeds from exercise of options	-	-
3.4	Transaction costs related to issues of equity securities or convertible debt securities	(3,000)	(3,000)
3.5	Proceeds from borrowings	-	-
3.6	Repayment of borrowings	(61,095)	(61,095)
3.7	Transaction costs related to loans and borrowings	(2,096)	(2,096)
3.8	Dividends paid	-	-
3.9	Non Current Restricted Cash	60,609	60,609
3.10	Net cash from / (used in) financing activities	(5,582)	(5,582)

4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	267,000	267,000
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(44,356)	(44,356)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(13,929)	(13,929)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(5,582)	(5,582)
4.5	Effect of movement in exchange rates on cash held	-	-
4.6	Cash and cash equivalents at end of period	203,133	203,133

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	21,700	23,263
5.2	Call deposits	146,000	211,000
5.3	Bank overdrafts	-	-
5.4	Cage Cash	35,433	32,737
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	203,133	267,000

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	(5,779)
6.2	Aggregate amount of payments to related parties and their associates included in item 2	(10,687)

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	582,072	582,072
7.2	Credit standby arrangements	-	-
7.3	Other (please specify)	34,461	29,480
7.4	Total financing facilities	616,533	611,552
7.5	Unused financing facilities available at quarter end		4,981
7.6	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. (Refer to note B7 of the Group's 30 June 2025 Financial Report) The Group has a \$345,955,000 syndicated debt facility and a \$34,461,000 bank guarantee facility. The syndicated debt facility is priced at 13.50% (all-in) if paid in cash, or 14.25% (all-in), where the Company can elect to pay 10.75% cash and capitalise the remaining 3.5%. At 30 September 2025, \$7,090,000 has been capitalised and is shown in the loan balance. The bank guarantee facility is priced at 9.15%. The facility maturity date is December 2027. At 30 September 2025, the facility was secured against the Group's Gold Coast assets and with a first charge over certain other assets of the Group (see Note B7 of the Group's 30 June 2025 Financial Report). The Group also has a \$236,117,000 facility with Bally's and Investment Holdings. The facility is priced at 9.00% (all-in). The Group has the flexibility to capitalise the interest at its election. At 30 September 2025, \$2,784,000 has been capitalised and is shown in the facility balance. Following quarter end, the facility was increased by a final \$66,666,667 instalment from Bally's. The facility maturity date is July 2029. The facility 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).		

8.	Estimated cash available for future operating activities	\$A'000
8.1	Net cash from / (used in) operating activities (item 1.9)	(44,356)
8.2	Cash and cash equivalents at quarter end (item 4.6)	203,133
8.3	Unused finance facilities available at quarter end (item 7.5)	4,981
8.4	Total available funding (item 8.2 + item 8.3)	208,114
8.5	Estimated quarters of funding available (item 8.4 divided by item 8.1)	4.7
	<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>	

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

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.

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: 31 October 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.