Coast Entertainment Holdings Limited (ACN 628 881 603)

CONTACT DETAILS
Suite 601, Level 6, 83 Mount Street
North Sydney NSW 2060
PO Box 1927
North Sydney NSW 2059
Telephone +61 2 9168 4600
Fax +61 2 9168 4601

REGISTRY
MUFG Corporate Markets (AU) Limited
Liberty Place, Level 41, 161 Castlereagh Street
Sydney NSW 2000
Locked Bag A14
Sydney NSW 2000
Telephone 1300 720 560

ASX RELEASE

20 July 2026

COOMERA LANDHOLDING APPLICATION APPROVED | CORPORATE AND FY26 PRELIMINARY TRADING UPDATE

Key messages

- **Coomera development approved:** The Queensland Government has approved the development application for the Company's 55-hectare Coomera landholding, delivering long-sought certainty over future permissible uses and unlocking a four-precinct mixed-use masterplan alongside the existing Dreamworld and WhiteWater World theme parks.

- **Strong FY26 trading performance:** Theme Parks & Attractions delivered double-digit growth in ticket sales, visitation and revenue, with the Group expected to report strong EBITDA growth for FY26 on both a divisional and consolidated basis.

- **Comprehensive review of capital and funding options underway:** Given the value this approval creates, the Board has commissioned an independent valuation of the Dreamworld business and surrounding land, and appointed Barrenjoey Advisory to lead a review of capital and funding options to maximise shareholder value.

Planning Approval — Coomera Landholding

Following its announcement on 9 June 2026, Coast Entertainment Holdings Limited (**Company**) is pleased to inform shareholders and the market that the development application in relation to its Coomera landholding (**Site**) made in September 2023, and called-in by the Queensland Deputy Premier and Minister for State Development, Infrastructure and Planning (**Minister**) under the *Planning Act* in October 2025, has now been approved.

The approval includes conditions relating to vegetation clearing, bushfire management, stormwater and flood management, the assessment and mitigation of traffic impacts, noise attenuation and koala habitat management, all of which are consistent with those previously discussed with the State Government throughout the process.

The approval supports the strategic expansion of the Site as a major tourist destination by allowing for an expanded set of supporting and complementary land uses through the establishment of the Dreamworld Development Code, whilst maintaining in full the existing tourism use development rights. The Site (which comprises the established Dreamworld & WhiteWater World theme parks as well as significant undeveloped parcels of land) is a combined 55-hectare freehold landholding optimally located alongside the Pacific Motorway and adjacent to the Coomera Town Centre (refer Annexure A). The proposed development has created four core land use precincts:

1. Major Tourism Core – Includes the existing Dreamworld and WhiteWater World theme parks;
2. Nature-Based Tourism Precinct – Enabling low-impact eco-tourism developments including viewing platforms, eco-tourism cabins and boardwalks;
3. Gateway Precinct – Extension of the existing theme parks, providing for a range of mixed-use complementary and supporting uses (which may operate independently) such as a hotel, offices, childcare, short-term accommodation, hospitality, sport and recreation and entertainment venues; and

4. Town Centre Transition Precinct – Uses that support and reinforce town centre activities such as bar, educational establishment, health care services, multiple dwelling (high density residential), office, retirement facility and rooming accommodation.

This outcome represents a significant milestone in the Group's history, and now provides the Board, management and shareholders with greater certainty over the permissible future uses and development potential of our land - something that has remained elusive for many years.

The Board acknowledges the constructive engagement with the Queensland State Government and City of Gold Coast Council and thanks the Deputy Premier for his support and leadership in progressing this matter to resolution. This decision reflects confidence in the Company's vision for the Site and its potential to contribute meaningfully to the Gold Coast and South-East Queensland's growth and visitor economy and the State Government's future vision for the region.

The Company is optimistic about the value uplift this decision will unlock for shareholders and has commissioned a fresh and independent valuation of the Dreamworld business and the surrounding freehold landholdings. Further updates will be provided to the market once the valuation exercise has been completed and as development pathways are progressed.

The Company has not made any decisions, nor has it entered into any commitment or arrangement, regarding the proposed use of the Site and will assess all options to ensure maximum benefit for shareholders and other stakeholders.

FY26 Preliminary Trading Update (Unaudited)

The Company is pleased to advise that the performance of its Theme Parks & Attractions business has remained solid in FY26, reflecting the continued positive momentum of recent years and a strong contribution from its new attractions launched over the past 18 months. This demonstrates the resilience of the business amid challenging trading conditions, further validating the sustained execution of the Group's strategy.

FY26 ticket sales[1] for Dreamworld increased by 33.0% (+24.0% LFL[2]) over the prior year, while total visitation for the Theme Parks & Attractions business increased by 29.3% (+26.5% LFL). This was achieved despite ongoing economic headwinds continuing to impact the consumer discretionary sector and a softening of inbound visitation to the Gold Coast region during the Easter holiday period.

FY26 revenue also grew 20.8% (+19.0% LFL) over the prior year, exceeding FY16 levels despite international and interstate visitation remaining below FY16 levels. This performance was underpinned by strong demand from the local market, which generated a higher proportion of annual pass sales and associated visitation than in prior periods. In addition, the Group's deferred income balance also increased by 58.7% to $20.2 million as at 30 June 2026, reflecting the strong growth in annual pass sales and providing a solid revenue base for FY27.

The business is also expected to report strong growth in EBITDA (excluding Specific Items) in FY26, both for the Theme Parks & Attraction business and on a consolidated basis for the Group, driven by the revenue uplift, improved operating leverage and disciplined cost management.

The FY26 performance demonstrates continued progress towards the Company's objective of returning to historical performance levels, underpinned by a clear strategy, targeted capital investment and disciplined execution. Guest experience metrics have remained strong despite materially higher average daily visitation, reflecting that our product offering – following significant investment across Dreamworld, WhiteWater World and SkyPoint - continues to resonate strongly with our guests.

[1] *Upfront value of Dreamworld and WhiteWater World tickets sold. For annual/multi day passes, this differs from revenue reported under accounting standards, which is recognised on a straight-line basis over the period of the passes.*

[2] *As FY26 is a 53-week year, its results reflect an additional week of trading compared to the prior year (52 weeks). To enable meaningful comparison, like-for-like (LFL) performance vs a 53-week prior trading period is provided alongside statutory results for the year.*

Engagement of Barrenjoey Advisory Pty Limited

Given the significant optionality created by the planning approval, combined with the Company's strengthening operational performance, the Board has resolved to undertake a comprehensive review of capital and funding options available to maximise value for shareholders – including how best to utilise the Company's asset base to its full potential going forward. The Board has appointed Barrenjoey Advisory Pty Limited to lead this process and provide independent financial advice. The Company will update the market as the review develops.

Commenting on the development approval, Coast Entertainment Group Chief Executive, Greg Yong said,

> *"The approval of our Coomera landholding is a genuinely exciting outcome – not just for our shareholders, but for the Gold Coast and Queensland more broadly. This decision opens a clear pathway for future value creation while establishing a landmark new precinct that will define this part of the region for generations.*
>
> *"The scale of what is possible here is significant. We are situated at the heart of the southern hemisphere's largest theme park destination, surrounded by a rapidly growing residential community, a burgeoning industrial and marine sector, and the emerging Coomera health precinct. Add to that a chronic shortage of quality hotel accommodation between the northern Gold Coast and Brisbane, and a clear tailwind into the 2032 Brisbane Olympic and Paralympic Games – and we believe this is among the most compelling mixed-use development opportunities in the country today.*
>
> *"This is good news for everyone in our community – for local residents who will gain new world-class amenity on their doorstep, for our team whose opportunities grow with this business, and for those who will make their home here, with the opportunity to deliver much-needed new housing stock within close proximity to heavy rail. The broader economy of the northern Gold Coast, which deserves the services and infrastructure that growth of this kind will help attract and sustain, stands to benefit significantly.*
>
> *"Our sincere thanks go to Premier David Crisafulli, Deputy Premier Jarrod Bleijie, Minister Andrew Powell, and our local Member for Theodore, Mark Boothman MP. We welcome the Queensland Government's support for the private investment needed to help drive Queensland's growth.*
>
> *"Mayor Tom Tate and Deputy Mayor Mark Hammel have been steadfast advocates for the northern Gold Coast long before this approval. Their vision for what this part of the city can become, and their early support in referring this application to the State Government, laid important groundwork for today's outcome. We are grateful for their leadership."*

Coast Entertainment Group Chairman, Dr Gary Weiss AM, said,

> *"This approval is a watershed moment for Coast Entertainment – and it has been a long time coming.*
>
> *"When I joined this Group, our Theme Parks & Attractions business was part of a fragmented collection of companies carrying the weight of significant challenges. The 2016 accident cast a long shadow over the business, and everyone associated with it. Just as the recovery was finding its footing, the COVID-19 pandemic and the prolonged economic headwinds that followed presented a once-in-a-generation test of resilience for the entire industry. Through it all, the Board made a deliberate choice to stay the course – to back this business, its people, and the communities it serves – when others may have chosen to walk away.*
>
> *"The early work of rationalising and refocusing the Group's portfolio was essential groundwork. The sale of Main Event – executed at an opportune moment during the COVID recovery, following a two-fold increase in EBITDA over four years – and the subsequent return of $455 million to our shareholders demonstrated the disciplined capital stewardship that has positioned this Company for what comes next.*
>
> *"In parallel, returning Dreamworld to sustainable profitability and rebuilding trust with our guests, our team, and our shareholders, has been a material undertaking by any measure. The fact that Dreamworld is today a strong and growing business is a credit to the management and all team members who delivered that recovery.*

"Today's outcome is the culmination of years of considerable effort by management and the Board to secure meaningful and enduring certainty over the future uses of our strategic landholding on the Gold Coast, something that eluded those who came before us for decades.

"I want to thank the Queensland Government for their constructive engagement and support for our development plans, as well as the steadfast support of the City of Gold Coast for their ongoing partnership. I also want to particularly acknowledge the hard work of our team and consultants whose commitment and expertise have been integral to reaching this point.

"In light of the strategic opportunities opened up by today's announcement by the Queensland Government, the Board has engaged Barrenjoey Advisory Pty Limited to conduct a formal review of capital and funding options to maximise value for shareholders arising from the development approval."

About Coast Entertainment Holdings

Coast Entertainment Holdings Limited (**Company**) is a leading Australian leisure and entertainment company that operates some of the Gold Coast's most iconic tourist attractions including Dreamworld (Australia's largest theme park), WhiteWater World and the SkyPoint Observation Deck and rooftop climb.

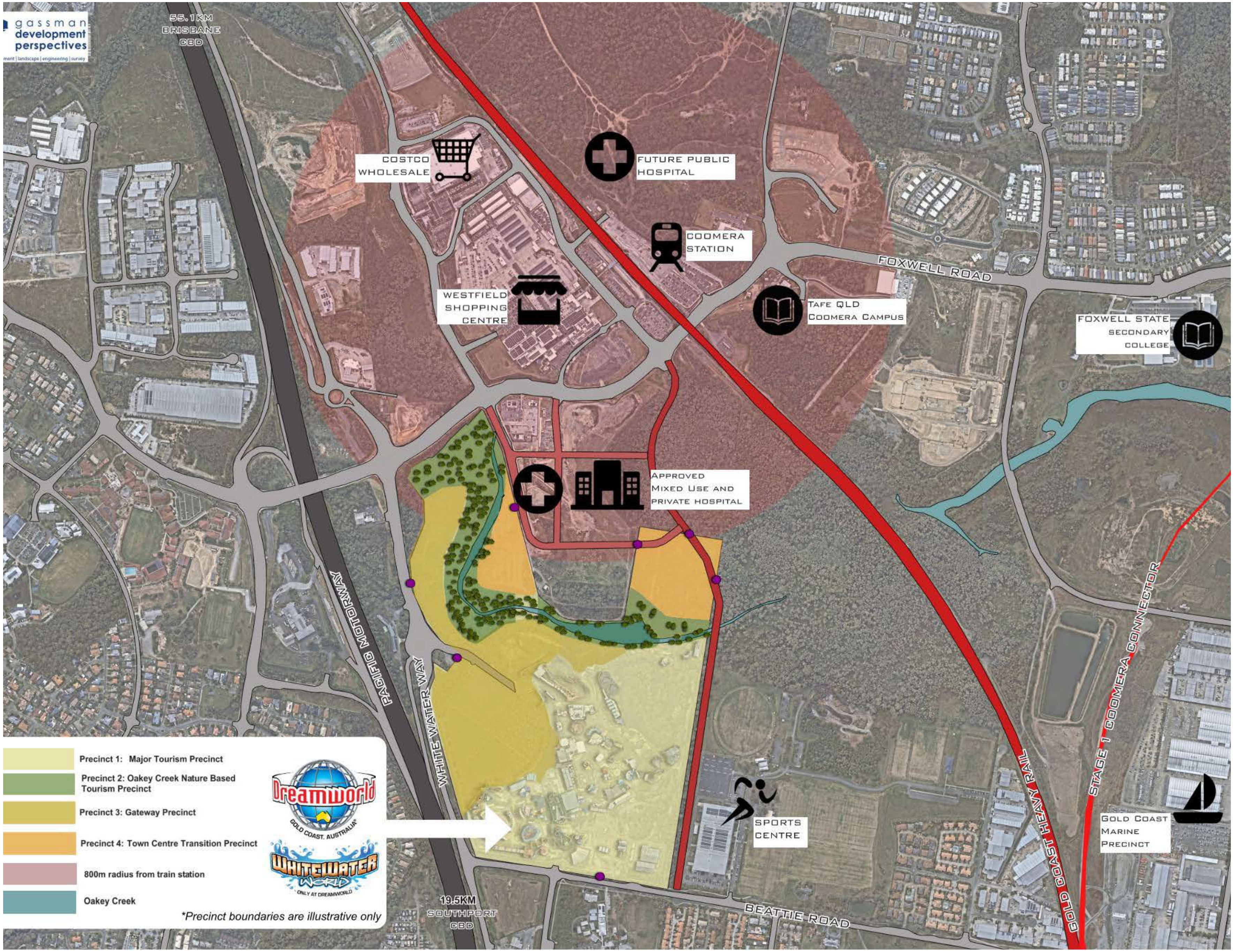
The Company's assets are situated in Coomera in South-East Queensland, a region experiencing significant population growth and infrastructure investment ahead of the Brisbane 2032 Olympic and Paralympic Games. The Company supports more than 1,000 direct jobs on the Gold Coast and has invested over $180 million in its operations over the past seven years, including the recent opening of the world renowned Rivertown precinct, new rides (including King Claw, the largest gyro swing in the Southern hemisphere), attractions, and guest experiences.

The Company is listed on the Australian Securities Exchange under the ASX ticker 'CEH'.

Authorised for release by the Board of Coast Entertainment Holdings Limited

Chris Todd
Group General Counsel and Company Secretary
Phone: +61 2 9168 4604

ANNEXURE A



gassman development perspectives
55.1KM BRISBANE CBD
COSTCO WHOLESALE
FUTURE PUBLIC HOSPITAL
COOMERA STATION
WESTFIELD SHOPPING CENTRE
TAFE QLD COOMERA CAMPUS
FOXWELL ROAD
FOXWELL STATE SECONDARY COLLEGE
APPROVED MIXED USE AND PRIVATE HOSPITAL
PACIFIC MOTORWAY
WHITE WATER WAY
SPORTS CENTRE
GOLD COAST HEAVY RAIL
STAGE 1 COOMERA CONNECTOR
GOLD COAST MARINE PRECINCT
19.5KM SOUTHPORT CBD
BEATTIE ROAD
Precinct 1: Major Tourism Precinct
Precinct 2: Oakey Creek Nature Based Tourism Precinct
Precinct 3: Gateway Precinct
Precinct 4: Town Centre Transition Precinct
800m radius from train station
Oakey Creek
Dreamworld Gold Coast, Australia
WhiteWater World Only at Dreamworld
*Precinct boundaries are illustrative only