



16 December 2025

ASX Announcement

Region Group (RGN) announces an update on property valuations as at 31 December 2025. The total value of RGN's investment properties has increased by \$129.2m, from \$4,374.1m as at 30 June 2025 to \$4,503.3m as at 31 December 2025.

The movement in valuations is comprised of:

Investment Property Portfolio Summary	\$m
June 2025 Portfolio Valuation	4,374.1
Add: 'Like-for-like' valuation increase	95.7
Add: Capital expenditure	33.5
December 2025 Portfolio Valuation	4,503.3

The portfolio weighted average capitalisation rate is 5.87%, a compression of 10bps since 30 June 2025.

Across the portfolio, 21 properties (25.5% by value) were externally valued resulting in a \$30.6m (2.7%) increase in valuation. The remaining properties were internally valued and resulted in a \$98.6m (3.0%) valuation increase.

Pro forma gearing post the movement in property valuations is 32.6%, comfortably within our target gearing range of 30% to 40%.

Pro forma Net Tangible Assets (NTA) has increased by 8 cents to \$2.55, assuming no other balance sheet movements since 30 June 2025.

This document has been authorised to be released to the ASX by the Board of RGN.

ENDS

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