

## APPENDIX 4D

### RESULTS FOR ANNOUNCEMENT TO THE MARKET

Half Year Report  
For the period ended 31 December 2025

	<b>Name of entity:</b> Region Group (RGN)
Region Group comprises the stapled securities in two trusts, being Region Management Trust (ARSN 160 612 626) and its controlled entities and Region Retail Trust (ARSN 160 612 788) (collectively the Trusts). Region RE Limited (ABN 47 158 809 851; AFSL 426603) is the Responsible Entity for the Trusts.	

For the period ended	6 months to 31 Dec 2025 \$m	6 months to 31 Dec 2024 \$m	Variance \$m	Variance %
Revenue from ordinary activities	195.8	191.9	3.9	2.0%
Net profit from ordinary activities after tax attributable to members	180.0	81.8	98.2	120.0%
Net profit for the period attributable to members	180.0	81.8	98.2	120.0%
Funds from Operations (FFO) <sup>1</sup>	91.4	87.9	3.5	4.0%

For the period ended	6 months to 31 Dec 2025 cents per security	6 months to 31 Dec 2024 cents per security	Variance cents per security	Variance %
Earnings and Distribution				
Basic earnings per security	15.5	7.1	8.4	118.3%
Weighted average FFO per security <sup>1</sup>	7.9	7.6	0.3	3.9%
Interim distribution	6.9	6.7	0.2	3.0%
Record Date for determining entitlement to distribution	31 December 2025	31 December 2024	NA	NA
Date on which distribution was paid	30 January 2026	30 January 2025	NA	NA
Amount per security of interim distribution franked	-	-	-	-

Net tangible assets	31 Dec 2025 \$ per security	31 Dec 2024 \$ per security	Variance \$ per security	Variance %
Net tangible assets per security	2.56	2.42	0.14	5.8%

<sup>1</sup>Region Group reports net profit/(loss) attributable to security holders in accordance with International Financial Reporting Standards (IFRS). The Responsible Entity considers the Property Council of Australia's definition of Funds from Operations (FFO) to be a measure that reflects the underlying performance for the period.

**Details of entities over which control has been gained or lost during the period:**

None.

**Details of any associates and joint venture entities required to be disclosed:**

Region Group has a 20.0% interest in the SCA Metro Convenience Shopping Centre Fund (Metro Fund 1), Matrix Trust (Metro Fund 2) and West Village Holding Trust (Metro Fund 3). Refer to the Interim Consolidated Financial Report, Note B2.

**Audit**

The accounts have been subject to a review with an unqualified review report conclusion. Refer to attached Interim Consolidated Financial Report.

**Distribution Reinvestment Plan (DRP)**

The Group has a Distribution Reinvestment Plan (DRP) under which security holders may elect to have all or part of their distribution entitlements satisfied by the issue of new securities rather than being paid in cash. The DRP was suspended for the interim distribution declared on 16 December 2025 and paid on 30 January 2026.

**Other significant information and commentary on results**

See attached ASX announcement and materials referred to below.

**For all other information required by Appendix 4D, please refer to the following attached documents:**

- Directors' Report
- Interim Consolidated Financial Report
- Results presentation

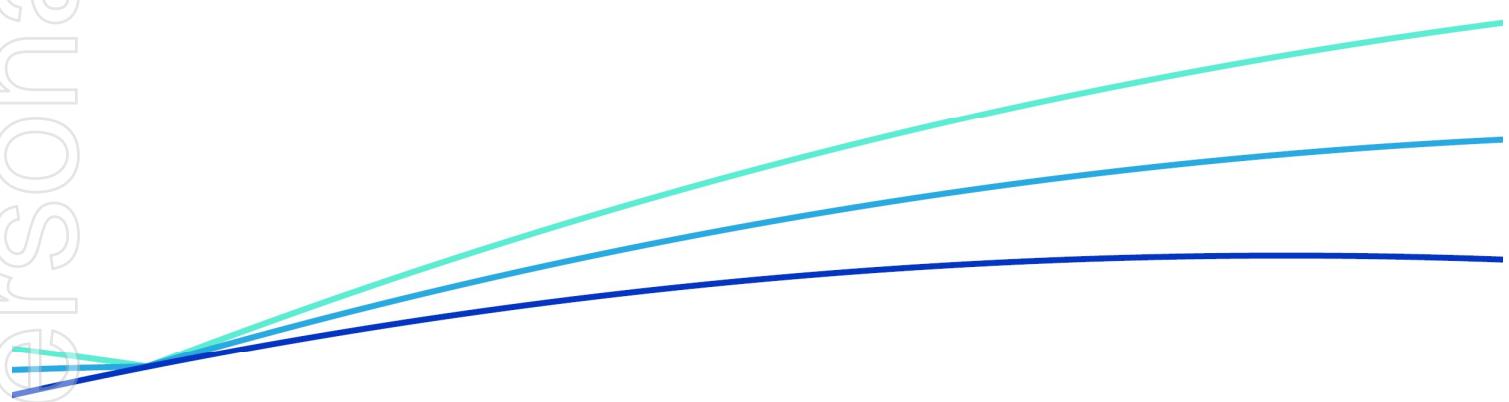
Erica Rees  
Company Secretary  
9 February 2026

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# Interim Consolidated Financial Report

Half year ended 31 December 2025



Region Group comprises the stapled securities in two trusts, being Region Management Trust (ARSN 160 612 626) and its controlled entities and Region Retail Trust (ARSN 160 612 788). Region RE Limited (ABN 47 158 809 851, AFSL 426603) is the Responsible Entity for the Region Management Trust and the Region Retail Trust and is incorporated and domiciled in Australia. The registered office of Region RE Limited is Level 6, 50 Pitt Street, Sydney, New South Wales.

# Directors' Report

Region Group (the Group) comprises the stapled securities of two trusts, being Region Management Trust (Management Trust) and its controlled entities and Region Retail Trust (Retail Trust) (collectively the Trusts).

Region RE Limited (Responsible Entity) is the Responsible Entity for the Trusts, which presents its report together with the Trusts' Financial Statements for the half year ended 31 December 2025 and the auditor's report thereon.

## 1. Directors

The Directors of the Responsible Entity at any time during the half year and up to the date of this report are:

Mr Steven Crane	Non-Executive Director and Chair
Mr Michael Herring	Non-Executive Director
Mr Angus James	Non-Executive Director
Ms Beth Laughton	Non-Executive Director
Ms Jane Lloyd	Non-Executive Director
Ms Antoinette Milis	Non-Executive Director
Ms Belinda Robson	Non-Executive Director (until 22 October 2025)
Mr Anthony Mellowes	Executive Director and CEO

The Company Secretary at any time during the half year and up to the date of this report was Ms Erica Rees.

## 2. Principal activities

The principal activity of the Group during the half year was investment in and management of convenience-based retail properties in Australia. The materials in this Directors' Report deal with the operational and financial review of the Group. Additional material is in the other ASX announcements released related to the Group's results for the half year ended 31 December 2025.

## 3. Investment property portfolio

At 31 December 2025 the investment property portfolio consisted of 87 convenience-based retail properties valued at \$4,503.3 million (30 June 2025: 87 shopping centres valued at \$4,374.1 million).

### Acquisition

In December 2025, the Group exchanged contracts to acquire Treendale Home & Lifestyle Centre for \$53.0 million (excluding transaction expenses) which settled in January 2026. As at balance date, a deposit of \$5.3 million is included in current other assets on the Consolidated Balance Sheets.

### Disposals

The Group disposed no properties during the period.

### Revaluations

During the period, all investment properties were internally valued with over 25% of book value also independently valued. The weighted average market capitalisation rate (cap rate) of the portfolio at 31 December 2025 was 5.87% (30 June 2025: 5.97%).

The movement in the carrying value of investment properties during the period resulted from an increase in the fair value (due mainly to income growth and the compression of cap rates) and capital expenditure.

## 4. Financial review

A summary of the Group and Retail Trust's results for the half year is set out below:

		Region Group		Retail Trust	
		31 Dec 2025	31 Dec 2024	31 Dec 2025	31 Dec 2024
Net profit after tax	\$m	180.0	81.8	178.3	81.2
Basic earnings per security	(cents per security)	15.5	7.1	15.4	7.0
Diluted earnings per security	(cents per security)	15.4	7.0	15.3	6.9
Funds from operations	\$m	91.4	87.9	89.7	87.3
Funds from operations per security	(cents per security)	7.9	7.6	7.7	7.5
Adjusted funds from operations	\$m	80.1	77.6	78.4	77.0
Adjusted funds from operations per security	(cents per security)	6.9	6.7	6.8	6.6
Distributions paid and payable to security holders	\$m	79.7	77.9	79.7	77.9
Distributions per security	(cents per security)	6.9	6.7	6.9	6.7
Net tangible assets	(\$ per security)	2.56	2.42	2.54	2.41
Weighted average number of securities used as the denominator in calculating basic earnings per security	(millions of securities)	1,159.8	1,162.5	1,159.8	1,162.5
Weighted average number of securities used as the denominator in calculating diluted earnings per security	(millions of securities)	1,166.6	1,168.4	1,166.6	1,168.4

### Funds from operations and adjusted funds from operations

The Group reports statutory net profit/(loss) after tax attributable to security holders in accordance with International Financial Reporting Standards (IFRS). The Responsible Entity considers the non-IFRS measure and Property Council of Australia's (PCA) definition of Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO) to be measures that better reflect the underlying performance of the Group. AFFO is an important indicator of the underlying operating earnings and is the basis of the distribution during the respective period. FFO and AFFO reflect the statutory profit/(loss) which have been adjusted for unrealised and non-recurring items.

	Region Group		Retail Trust	
	31 Dec 2025 \$m	31 Dec 2024 \$m	31 Dec 2025 \$m	31 Dec 2024 \$m
Net profit after tax (statutory)	180.0	81.8	178.3	81.2
<i>Adjustments for specific non-cash items</i>				
Revaluation of investment properties	(91.8)	(7.9)	(91.8)	(7.9)
Net (gain)/loss on financial instruments	(7.9)	1.5	(7.9)	1.5
Share of net loss from associates relating to non-cash items	0.6	0.1	0.6	0.1
Straight-lining of rental income and amortisation of lease incentives	6.2	6.8	6.2	6.8
Other non-cash items	3.1	1.5	3.1	1.5
<i>Other adjustments</i>				
Technology project expenses	1.3	2.2	1.3	2.2
Net insurance proceeds	(2.5)	-	(2.5)	-
Other expenses	2.4	1.9	2.4	1.9
<b>Funds from Operations</b>	<b>91.4</b>	<b>87.9</b>	<b>89.7</b>	<b>87.3</b>
Maintenance capital expenditure	(4.0)	(4.2)	(4.0)	(4.2)
Leasing incentives and costs	(7.3)	(6.1)	(7.3)	(6.1)
<b>Adjusted Funds from Operations</b>	<b>80.1</b>	<b>77.6</b>	<b>78.4</b>	<b>77.0</b>

## 5. Contributed equity

### Distribution Reinvestment Plan (DRP)

The Group has a DRP under which security holders may elect to have their distribution entitlements satisfied by the issue of new securities at the time of the distribution payment rather than being paid in cash. The DRP was suspended for the distributions declared in June 2025 (paid in August 2025) and December 2025 (paid in January 2026).

### Other equity issuance

During the half year 747,549 securities were issued in respect of executive compensation plans and 29,181 for employee compensation plans for nil consideration.

### On-market securities buy-back (buy-back)

During the six months to 31 December 2025, the Group bought-back and cancelled 6,712,824 securities at an average price of \$2.39 for a total consideration of \$16.0 million.

## 6. Significant changes and developments during the half year

### Funds management

During the half year, the Group completed the acquisition of Dalyellup Shopping Centre in WA for \$35.8 million in Metro Fund 1.

The Group also partnered with a global institutional investor to establish West Village Holding Trust (Metro Fund 3). The Group holds a 20% ownership with the remaining 80% held by the investor. During the half year, the Fund exchanged on three properties in QLD valued at \$89.0 million. Two of these properties were settled during January with the remaining property expected to settle in the second half of this financial year. Region is both the investment and property manager of Metro Fund 3.

## Investment properties – acquisitions and disposals

There were no disposals during the period. Details of the acquisition are listed above.

## Capital management – debt

There was an increase in finance expenses, with the weighted average cost of debt increasing from 4.3% to 4.6% for the half year ended 31 December 2025, due to favourable interest rate swaps expiring during the period.

The cash and undrawn debt at 31 December 2025 is \$355.5 million with no debt expiries until FY28. In November 2025, the Group issued a 6-year Medium Term Note (MTN) with a face value of \$300.0 million and a coupon of 4.93%. The MTN was swapped to floating for the entire term. The average debt facility maturity of the Group at 31 December 2025 was 4.3 years, with 100% of the Group's debt being fixed or hedged at 31 December 2025.

The Group maintained its gearing levels within its target range of 30–40% with gearing of 32.7% at 31 December 2025 (30 June 2025: 32.5%).

## Chief Executive Officer (CEO) succession

Mr Greg Chubb has been appointed to the role of CEO and Managing Director and will commence in this role on 9 March 2026. Mr Anthony Mellowes, the incumbent CEO and Managing Director, will continue in this role until Mr Chubb's commencement. Mr Mellowes will remain employed until 31 May 2026.

## Appointment of KPMG as Auditor

On 21 October 2025, the Group announced that Deloitte Touche Tohmatsu has been removed as auditor of the Group and that KPMG Australia has been appointed as auditor of the Group.

## 7. Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* (Cth) is set out on page 6.

## 8. Subsequent events

In January 2026, the Group settled the acquisition of the Treendale Home & Lifestyle Centre for \$53.0 million (excluding transaction expenses).

During the half year, Metro Fund 3 was formed and the Group contributed \$1.2 million as equity in November 2025 and an additional \$7.5 million was contributed as equity in January 2026 to this Fund.

Since the end of the half year, the Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the Interim Consolidated Financial Statements which has significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in future financial periods.

## 9. Rounding of amounts

In accordance with Legislative Instrument 2016/191 issued by the Australian Securities and Investments Commission relating to the rounding off of amounts in the Financial Statements, amounts in the Financial Statements have been rounded to the nearest hundred thousand dollars in accordance with that Legislative Instrument, unless otherwise indicated.

This report is made in accordance with a resolution of the Directors.



Steven Crane  
Chair  
Sydney  
9 February 2026

# Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Region RE Limited, as the Responsible Entity for Region Management Trust and Region Retail Trust

I declare that, to the best of my knowledge and belief, in relation to the reviews of Region Management Trust (as the deemed parent presenting the stapled security arrangements of the Region Group) and Region Retail Trust for the half-year ended 31 December 2025 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the reviews; and
- ii. no contraventions of any applicable code of professional conduct in relation to the reviews.

*KPMG*

KPMG



Paul Thomas

*Partner*

Sydney

9 February 2026

	Notes	<b>Region Group</b>		<b>Retail Trust</b>	
		31 Dec 2025 \$m	31 Dec 2024 \$m	31 Dec 2025 \$m	31 Dec 2024 \$m
<b>Income</b>					
Rental income		163.2	163.9	163.2	163.9
Recoveries and recharge income		27.9	25.7	27.9	25.7
Funds management income		2.2	0.7	-	-
Fund-through development income		-	1.0	-	1.0
Insurance income		2.5	0.6	2.5	0.6
		195.8	191.9	193.6	191.2
<b>Expenses</b>					
Property expenses		(67.8)	(73.0)	(67.8)	(73.0)
Corporate expenses		(10.0)	(8.3)	(10.0)	(8.3)
Technology project expenses		(1.3)	(2.2)	(1.3)	(2.2)
		116.7	108.4	114.5	107.7
Other expenses		(2.4)	(1.9)	(2.4)	(1.9)
Interest income		0.6	0.6	0.6	0.6
Finance expenses		(34.6)	(32.2)	(34.6)	(32.2)
<b>Net gain/(loss) including change in fair value through profit or loss</b>					
- Investment properties	B1	91.8	7.9	91.8	7.9
- Derivatives		1.5	33.4	1.5	33.4
- Foreign exchange		6.4	(34.9)	6.4	(34.9)
- Share of profit from associates	B2	0.5	0.6	0.5	0.6
<b>Net profit before tax</b>		180.5	81.9	178.3	81.2
Tax expense		(0.5)	(0.1)	-	-
<b>Net profit after tax</b>		180.0	81.8	178.3	81.2
<b>Net profit after tax and other comprehensive income</b>		180.0	81.8	178.3	81.2
<b>Net profit after tax and other comprehensive income attributable to security holders of:</b>					
Region Management Trust		1.7	0.6		
Region Retail Trust (non-controlling interest)		178.3	81.2		
<b>Net profit after tax and other comprehensive income</b>		180.0	81.8		
<b>Basic earnings per security (cents)</b>		15.5	7.1	15.4	7.0
<b>Diluted earnings per security (cents)</b>		15.4	7.0	15.3	6.9

The above Consolidated Statements of Comprehensive Income should be read in conjunction with the accompanying notes.

	Notes	Region Group		Retail Trust	
		31 Dec 2025 \$m	30 Jun 2025 \$m	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Current assets</b>					
Cash and cash equivalents	D1	24.6	8.5	24.0	8.2
Receivables		29.3	29.6	28.1	26.1
Derivative financial instruments		5.9	0.7	5.9	0.7
Other assets		20.1	7.1	18.6	5.5
<b>Total current assets</b>		<b>79.9</b>	<b>45.9</b>	<b>76.6</b>	<b>40.5</b>
<b>Non-current assets</b>					
Investment properties	B1	4,503.3	4,374.1	4,503.3	4,374.1
Derivative financial instruments	C2	97.4	93.4	97.4	93.4
Investment in associates	B2	64.3	62.6	64.3	62.6
Other assets		13.6	14.9	8.3	8.6
<b>Total non-current assets</b>		<b>4,678.6</b>	<b>4,545.0</b>	<b>4,673.3</b>	<b>4,538.7</b>
<b>Total assets</b>		<b>4,758.5</b>	<b>4,590.9</b>	<b>4,749.9</b>	<b>4,579.2</b>
<b>Current liabilities</b>					
Trade and other payables	A2	55.6	46.8	71.9	60.1
Distribution payable		79.7	81.2	79.7	81.2
Derivative financial instruments		6.5	6.7	6.5	6.7
Provisions		3.0	4.3	-	-
<b>Total current liabilities</b>		<b>144.8</b>	<b>139.0</b>	<b>158.1</b>	<b>148.0</b>
<b>Non-current liabilities</b>					
Interest bearing liabilities	C1	1,627.8	1,559.9	1,627.8	1,559.9
Derivative financial instruments	C2	22.6	14.7	22.6	14.7
Provisions		0.1	0.1	-	-
Other liabilities		12.1	12.5	7.0	6.9
<b>Total non-current liabilities</b>		<b>1,662.6</b>	<b>1,587.2</b>	<b>1,657.4</b>	<b>1,581.5</b>
<b>Total liabilities</b>		<b>1,807.4</b>	<b>1,726.2</b>	<b>1,815.5</b>	<b>1,729.5</b>
<b>Net assets</b>		<b>2,951.1</b>	<b>2,864.7</b>	<b>2,934.4</b>	<b>2,849.7</b>
<b>Equity</b>					
Contributed equity	C3	10.9	10.9	2,161.9	2,177.9
Reserves		-	-	17.5	15.4
Accumulated profit		5.8	4.1	755.0	656.4
<b>Total equity attributable to members of Region Management Trust</b>		<b>16.7</b>	<b>15.0</b>	<b>-</b>	<b>-</b>
<b>Total equity attributable to members of Region Retail Trust (non-controlling interest)</b>		<b>2,934.4</b>	<b>2,849.7</b>	<b>2,934.4</b>	<b>2,849.7</b>
<b>Total equity</b>		<b>2,951.1</b>	<b>2,864.7</b>	<b>2,934.4</b>	<b>2,849.7</b>

The above Consolidated Balance Sheets should be read in conjunction with the accompanying notes.

		Region Group			
	Notes	Contributed equity \$m	Accumulated profit \$m	Attributable to owners of Parent \$m	Attributable to members of Region Retail Trust (non-controlling interests) \$m
<b>Balance at 1 July 2025</b>		10.9	4.1	15.0	2,849.7
Net profit after tax and other comprehensive income for the period		-	1.7	1.7	178.3
<b>Total comprehensive income for the period</b>		-	1.7	1.7	180.0
<b>Transactions with security holders in their capacity as equity holders:</b>					
On-market securities buy-back	C3	-	-	-	(16.0)
Employee share based payments		-	-	-	2.1
Distributions paid and payable	A2	-	-	-	(79.7)
		-	-	-	(93.6)
<b>Balance at 31 December 2025</b>		10.9	5.8	16.7	2,934.4
<b>Balance at 1 July 2024</b>		11.0	3.1	14.1	2,800.4
Net profit after tax and other comprehensive income for the period		-	0.6	0.6	81.2
<b>Total comprehensive income for the period</b>		-	0.6	0.6	81.8
<b>Transactions with security holders in their capacity as equity holders:</b>					
Employee share based payments	A2	-	-	-	0.7
Distributions paid and payable		-	-	-	(77.9)
		-	-	-	(77.2)
<b>Balance at 31 December 2024</b>		11.0	3.7	14.7	2,804.4

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes.

		Retail Trust			
	Notes	Contributed equity \$m	Share based payments reserve \$m	Accumulated profit/(loss) \$m	Total equity \$m
<b>Balance at 1 July 2025</b>		2,177.9	15.4	656.4	2,849.7
Net profit after tax and other comprehensive income for the period		-	-	178.3	178.3
<b>Total comprehensive income for the period</b>		-	-	178.3	178.3
<b>Transactions with security holders in their capacity as equity holders:</b>					
On-market securities buy-back	C3	(16.0)	-	-	(16.0)
Employee share based payments		-	2.1	-	2.1
Distributions paid and payable	A2	-	-	(79.7)	(79.7)
		(16.0)	2.1	(79.7)	(93.6)
<b>Balance at 31 December 2025</b>		2,161.9	17.5	755.0	2,934.4
<b>Balance at 1 July 2024</b>					
2,182.8		13.6	604.0	2,800.4	
Net profit after tax and other comprehensive income for the period		-	-	81.2	81.2
<b>Total comprehensive profit for the period</b>		-	-	81.2	81.2
<b>Transactions with security holders in their capacity as equity holders:</b>					
Employee share based payments	A2	-	0.7	-	0.7
Distributions paid and payable		-	-	(77.9)	(77.9)
		-	0.7	(77.9)	(77.2)
<b>Balance at 31 December 2024</b>		2,182.8	14.3	607.3	2,804.4

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes.



## Region Group - Interim Consolidated Financial Report

### Consolidated Statements of Cash Flows

For the half year ended 31 December 2025

	Notes	Region Group		Retail Trust	
		31 Dec 2025 \$m	31 Dec 2024 \$m	31 Dec 2025 \$m	31 Dec 2024 \$m
<b>Cash flows from operating activities</b>					
Property and other income received		232.2	224.6	227.6	223.6
Insurance proceeds		2.5	0.6	2.5	0.6
Property expenses paid		(87.3)	(80.6)	(87.3)	(80.6)
Corporate expenses paid		(9.0)	(10.2)	(4.5)	(14.3)
Interest received		0.6	0.6	0.6	0.6
Finance expenses paid		(32.4)	(34.7)	(32.4)	(34.7)
Other expenses paid		(2.3)	(2.1)	(2.3)	(2.1)
Taxes and GST paid		(11.7)	(15.4)	(11.9)	(14.7)
<b>Net cash flow from operating activities</b>		<b>92.6</b>	<b>82.8</b>	<b>92.3</b>	<b>78.4</b>
<b>Cash flows from investing activities</b>					
Payments for investment properties purchased and capital expenditure		(51.2)	(61.7)	(51.2)	(61.7)
Proceeds from investment properties sold	B2	-	102.2	-	102.2
Investment in associates		(1.2)	(36.8)	(1.2)	(36.8)
<b>Net cash flow from/(to) investing activities</b>		<b>(52.4)</b>	<b>3.7</b>	<b>(52.4)</b>	<b>3.7</b>
<b>Cash flow from financing activities</b>					
On-market securities buy-back	C3	(16.0)	-	(16.0)	-
Costs associated with debt raising		(0.9)	-	(0.9)	-
Proceeds from borrowings		415.0	91.0	415.0	91.0
Repayment of borrowings		(341.0)	(85.8)	(341.0)	(85.8)
Distributions paid	A2	(81.2)	(81.4)	(81.2)	(81.4)
<b>Net cash flow to financing activities</b>		<b>(24.1)</b>	<b>(76.2)</b>	<b>(24.1)</b>	<b>(76.2)</b>
Net change in cash held		16.1	10.3	15.8	5.9
Cash at the beginning of the period		8.5	19.4	8.2	18.1
<b>Cash at the end of the period</b>		<b>24.6</b>	<b>29.7</b>	<b>24.0</b>	<b>24.0</b>

The above Consolidated Statements of Cash Flows should be read in conjunction with the accompanying notes.

## About this report

The Interim Consolidated Financial Statements of Region Group (the Group) comprise the Interim Consolidated Financial Statements of Region Management Trust (Management Trust) (ARSN 160 612 626) and its controlled entities and Region Retail Trust (Retail Trust) (ARSN 160 612 788) (collectively the Trusts).

The notes to these Interim Consolidated Financial Statements include additional information which is required to understand the operations, performance and financial position of the Group. They are organised in four key sections:

- A) **Group performance** — provides key metrics used to define financial performance
- B) **Investment assets** — explains the structure of the investment asset portfolio
- C) **Capital structure** — outlines how the Group manages its capital structure and various financial risks
- D) **Other disclosure items** — provides other information that is relevant in understanding the Financial Statements and that must be disclosed to comply with Australian Accounting Standards and other regulatory pronouncements

### A) Group performance

- A1 Income
- A2 Distributions paid and payable

### B) Investment assets

- B1 Investment properties
- B2 Investment in associates

### C) Capital structure

- C1 Interest bearing liabilities and liquidity
- C2 Derivatives and other financial instruments
- C3 Contributed equity

### D) Other disclosure items

- D1 Working capital and other
- D2 Subsequent events
- D3 Corporate information
- D4 Other significant accounting policies

## Critical accounting estimates

The preparation of the Interim Consolidated Financial Statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates. Management may also be required to make judgements, estimates and assumptions that affect the application of accounting policies and the reported assets, liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The significant judgements and estimates used in the preparation of these Interim Consolidated Financial Statements are:

- Fair value estimation — Note B1 valuation of investment properties and Note C2 valuation of financial instruments

## A Group performance

This section provides additional information on the key financial metrics used to define the results and performance of the Group including income and distributions paid and payable.

### A1 Income

#### Segment reporting

Segment information is presented on the same basis as that used for internal reporting purposes with the Group and Retail Trust operating within one segment being convenience-based retail centres located in Australia.

For the purposes of segment reporting, \$70.9 million in rental income (31 December 2024: \$69.8 million) was from the two largest tenants and their respective affiliates.

### A2 Distributions paid and payable

Distributions are recognised in the reporting period in which they are declared, determined or publicly recommended by the Directors. Where such distributions have not been paid at reporting date, they are recognised as a distribution payable per the Management Trust and Retail Trust constitutions.

	Cents per security	Total amount \$m	Date of payment
<b>2026 Region Group &amp; Retail Trust</b>			
Interim distribution	6.90	79.7	30 January 2026
<b>2025 Region Group &amp; Retail Trust</b>			
Interim distribution	6.70	77.9	30 January 2025
Final distribution	7.00	81.2	29 August 2025
	13.70	159.1	

## B Investment assets

### B1 Investment properties

Investment properties comprise interests in land and buildings held for long term rental yields and includes properties that are under development for future use as investment properties. At each reporting date, the carrying values of the investment properties are assessed by the Directors and the fair value is adjusted as appropriate.

Investment properties under development are classified as an investment property and stated at fair value at each reporting date. Fair value is assessed with reference to reliable estimates of future cash flows, status of the development and the associated risk profile.

Lease incentives such as cash, rent-free periods, lessee or lessor owned fit outs may be provided to lessees to enter into an operating lease. Leasing fees may also be paid for the negotiation of leases. These incentives and leasing fees are capitalised to the investment property and are amortised on a straight-line basis over the lesser of the term of the lease and the useful life of the fit out, as a reduction of rental income. The carrying amounts of the lease incentives and leasing fees are reflected in the fair value of investment properties.

### Reconciliation of carrying amount of the investment properties

	Region Group & Retail Trust	
	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Movement in total investment properties</b>		
Opening balance	4,374.1	4,282.3
Acquisitions at cost (including transaction expenses)	-	69.1
Disposals	-	(142.0)
Capital expenditure, rental straight-lining and amortisation	37.4	93.0
Net fair value movement recognised in total comprehensive income	91.8	71.7
Closing balance	<b>4,503.3</b>	<b>4,374.1</b>

### Valuation of investment properties

Critical judgements are made in respect of the fair value of investment properties, including properties under development. The fair value of these investments is reviewed regularly with reference to independent valuations, recent transactions and market conditions existing at the reporting date, using generally accepted market practices.

The major critical assumptions relate to the market capitalisation rate and discount rate. Other assumptions, that are also typically of lesser importance, include matters such as the property type (including its location and tenancy profile together with tenant sales) and other matters such as market rents, current rents including possible rent reversion, lease expiry profile including vacancy, capital expenditure and potential climate-related risk factors. If there is any change in these assumptions or economic conditions, the fair value of the investment properties may differ.

The table below summarises the range of the key market capitalisation rate and discount rate assumptions used in determining investment property valuations:

Property type	Market cap rate <sup>1</sup>		Discount rate <sup>2</sup>	
	31 Dec 25 %	30 Jun 25 %	31 Dec 25 %	30 Jun 25 %
Sub-regional retail properties	5.75 – 6.75	6.00 – 7.00	6.75 – 7.75	6.50 – 7.75
Neighbourhood retail properties	5.00 – 7.25	5.00 – 7.25	5.50 – 8.00	5.50 – 8.00

<sup>1</sup>Market capitalisation rate (cap rate): the approximate return represented by income produced by an investment property, expressed as a percentage.

<sup>2</sup>Discount rate: A rate of return used to convert a future monetary sum or cash flow into present value.

### B2 Investment in associates

Judgements are made in assessing whether an investee entity is controlled or subject to significant influence or joint control. These judgements include an assessment of the nature, extent and financial effects of the Group's interest in joint arrangements and associates, including the nature and effects of its contractual relationship with the entity or with other investors. Associates are entities over which the Group has significant influence but not control.

Investments in associates are accounted for in the Consolidated Balance Sheet by using the equity method of accounting after initially being recognised at cost. Under the equity accounting method, the Group's share of the associates' post acquisition net profit after income tax expense is recognised in the Consolidated Statements of Comprehensive Income. Distributions received or receivable from associates are recognised as a reduction of the carrying amount of the investment.

The Group's investment in associates at 31 December 2025 relates to its 20.0% interest in SCA Metro Convenience Shopping Centre Fund (Metro Fund 1), Matrix Trust (Metro Fund 2) and West Village Holding Trust (Metro Fund 3) (30 June 2025: 20.0% interest in Metro Fund 1 and 2).

<b>Region Group &amp; Retail Trust</b>		
	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Movement in investment in associates</b>		
Opening balance	62.6	24.7
Acquisition of equity accounted investment	1.2	40.2
Impairment on investment in associates	-	(5.1)
Share of profit after income tax	0.5	2.8
<b>Closing balance</b>	<b>64.3</b>	<b>62.6</b>

## C Capital structure

The Group's activities expose it to numerous financial risks such as market risk, credit risk and liquidity risk. This section explains how the Group utilises its Risk Management Framework to reduce volatility from these external factors.

### C1 Interest bearing liabilities and liquidity

Borrowings are initially recognised at fair value, net of transaction costs incurred, and subsequently measured at amortised cost. Any difference between the borrowings (net of transaction costs) and the redemption amount is recognised in profit and loss over the term of the borrowing using the effective interest method. Upfront borrowing fees paid are capitalised and expensed over the term of the borrowing.

<b>Region Group &amp; Retail Trust</b>		
	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Bank facilities – unsecured</b>		
– AU\$ denominated	234.0	460.0
<b>AU\$ Medium Term Notes (AU\$ MTN) – unsecured</b>		
– AU\$ denominated	900.0	600.0
<b>US Notes – unsecured</b>		
– US\$ denominated (converted to AU\$)	449.5	455.8
– AU\$ denominated	50.0	50.0
<b>Total unsecured debt outstanding</b>	<b>1,633.5</b>	<b>1,565.8</b>
 – Less: unamortised borrowing fees, AU\$ MTN discount and premium	 (5.7)	 (5.9)
<b>Interest bearing liabilities (non-current)</b>	<b>1,627.8</b>	<b>1,559.9</b>

#### Bank facilities – unsecured

To reduce liquidity risk, the Group has in place bank facilities. These bank facilities are all revolving facilities. All debt facilities are unsecured and are available for general corporate and working capital purposes.

At 31 December 2025, in addition to the unsecured bank facilities drawn above, \$10.1 million was used to support bank guarantees (30 June 2025: \$10.2 million). \$10.0 million of the bank guarantees assist with the Group's obligations under the Australian Financial Services Licence granted to the Group.

The financing capacity available to the Group under the bank facilities, including cash and cash equivalents, is in the following table.

	Region Group	
	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Bank facilities</b>		
Committed debt facilities available	575.0	775.0
Less: amounts drawn	(234.0)	(460.0)
Less: amounts utilised for bank guarantee	(10.1)	(10.2)
Net financing facilities available	<u>330.9</u>	<u>304.8</u>
Add: cash and cash equivalents	24.6	8.5
<b>Financing capacity available</b>	<b>355.5</b>	<b>313.3</b>

The financing capacity available is identical for the Retail Trust except for cash at bank which is \$24.0 million (30 June 2025: \$8.2 million) resulting in financing available of \$354.9 million (30 June 2025: 313.0 million).

### AU\$ Medium Term Notes (AU\$ MTN) – unsecured

The Group has issued unsecured AU\$ MTN with a face value of \$900.0 million. Details of these notes are below.

AU\$ MTN	Issue date	Maturity	Tenor at issue (years)	Coupon	Face value \$m	Issue consideration \$m	Discount/(premium) on issue \$m
Series 3	Sep-20	Sep-30	10.0	3.25%	30.0	29.8	0.2
Series 4	Sep-20	Sep-35	15.0	3.50%	20.0	19.8	0.2
Series 5	Sep-21	Sep-29	8.0	2.45%	250.0	249.2	0.8
Series 6	Mar-24	Mar-31	7.0	5.55%	300.0	299.2	0.8
Series 7	Nov-25	Nov-31	6.0	4.93%	300.0	300.0	0.0
					900.0		2.0

The discount or premium with respect to each tranche is amortised from the issue date to the maturity.

### US Notes – unsecured

The Group has issued unsecured US Notes with a face value of US\$300.0 million and AU\$50.0 million. The principal and coupon obligations of the US dollar denominated notes have been fully economically swapped back to Australian dollars such that the Group has no exposure to any foreign currency risk. Details of these notes and their economically swapped values at 31 December 2025 are below.

Issue date	Maturity	US\$ value	Economically hedged FX rate	AU\$ economically hedged value	31 Dec 2025 FX rate	31 Dec 2025 Book value
US\$ denominated notes						
Aug-14	Aug-27	100.0	0.9387	106.5	0.6674	149.8
Sep-18	Sep-28	30.0	0.7604	39.4	0.6674	45.0
Aug-14	Aug-29	50.0	0.9387	53.3	0.6674	74.9
Sep-18	Sep-31	70.0	0.7604	92.1	0.6674	104.9
Sep-18	Sep-33	50.0	0.7604	65.8	0.6674	74.9
Total US\$ denominated notes		300.0		357.1		449.5
AU\$ denominated notes						
Aug-14	Aug-29			50.0		50.0
Total AU\$ denominated notes				50.0		50.0
Total US Notes				407.1		499.5

### Debt covenants

The Group is required to comply with certain financial covenants or obligations in respect of the interest bearing liabilities. The main financial covenants or obligations that are common across the interest bearing liabilities are summarised as follows:

- Interest cover ratio (EBITDA (with adjustments) to net interest expense) is more than 2.00 times
- Gearing ratio (interest bearing liabilities net of cash and cash equivalents and cross currency interest rate swaps divided by total tangible assets net of cash and cash equivalents and derivatives) does not exceed 50%
- Priority indebtedness ratio (priority debt to total tangible assets) does not exceed 10%
- Aggregate of the total tangible assets held by the Obligors (Retail Trust) represents not less than 90% of the total tangible assets of the Group

The Group was in compliance with all of the financial covenants and obligations at 31 December 2025.

## C2 Derivative and other financial instruments

### Derivative financial instruments

The fair values of interest rate and cross currency derivatives are determined using a generally accepted pricing model based on discounted cash flow analysis using assumptions supported by observable market rates. The following table represents financial assets and liabilities that were measured and recognised at fair value.

<b>Region Group &amp; Retail Trust</b>		
	31 Dec 2025 \$m	30 June 2025 \$m
<b>Current assets</b>		
Interest rate swap contracts	5.6	0.7
Interest rate swap options contracts	0.3	-
	<b>5.9</b>	<b>0.7</b>
<b>Non-current assets</b>		
Interest rate swap contracts	5.0	2.3
Interest rate swap option contracts	4.0	-
Cross currency interest rate swap contracts	88.4	91.1
	<b>97.4</b>	<b>93.4</b>
<b>Current liabilities</b>		
Interest rate swap contracts	0.9	3.2
Cross currency interest rate swap contracts	5.6	3.5
	<b>6.5</b>	<b>6.7</b>
<b>Non-current liabilities</b>		
Interest rate swap contracts	22.6	14.1
Interest rate swap option contracts	-	0.6
	<b>22.6</b>	<b>14.7</b>

**Estimate – Valuation of derivative financial instruments**

The fair value of derivatives assets and liabilities is based on assumptions of future events and involves significant estimates. Values may differ in future reporting periods due to the passing of time, market volatility and/or changes in market rates including interest rates and foreign exchange rates.

**Interest rate swaps and cross currency interest rate swaps**

Cross currency interest rate swaps are taken out to economically hedge the foreign currency exposure of US dollar denominated notes issued by the Group (refer Note C1). The cross currency interest rate swaps are fair valued separately to the US Notes. The foreign currency principal and interest amounts payable on the US\$ denominated US Notes have been fully hedged economically to floating Australian interest rates by the use of cross currency interest rate swaps.

The interest rate swaps are used to hedge Australian dollar denominated floating financing facilities.

Movements in the market value of the interest rate and cross currency interest rate swaps are included in the Group's Consolidated Statements of Comprehensive Income through changes in fair value.

The US Notes and AU\$ MTNs carrying value is their amortised cost. The fair value of the US Notes and AU\$ MTNs can be different to their carrying value. The fair value takes into account movements in the underlying base interest rates and credit spreads for similar financial instruments, including extrapolated yield curves over the tenor of the notes. The amortised cost and fair value of the US Notes and AU\$ MTN are below.

	<b>Region Group</b>	
	31 Dec 2025 \$m	30 Jun 2025 \$m
<b>Amortised cost</b>		
US Notes	499.5	505.8
AUS MTN	900.0	600.0
	<b>1,399.5</b>	<b>1,105.8</b>
<b>Fair value</b>		
US Notes	496.8	502.1
AUS MTN	852.0	577.8
	<b>1,348.8</b>	<b>1,079.9</b>

The carrying amounts of all other financial assets and liabilities are recognised at the amortised value which approximates their fair value.

***Fair value hierarchy***

The different levels of financial instruments carried at fair value by the valuation method have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

For financial instruments not quoted in active markets, the Group uses valuation techniques such as present value, comparison to similar instruments for which market observable prices exist and other relevant models used by market participants. These valuation techniques use both observable and unobservable market inputs.

Interest rate derivatives are financial instruments that use valuation techniques with only observable market inputs and are classified as Level 2 instruments.

There were no transfers between levels during the half year.

## C3 Contributed equity

### Contributed equity

	Region Group		Retail Trust	
	31 Dec 2025 \$m	30 Jun 2025 \$m	31 Dec 2025 \$m	30 Jun 2025 \$m
Contributed equity <sup>1</sup>	2,213.9	2,229.9	2,202.8	2,218.8
Issue costs	(41.1)	(41.1)	(40.9)	(40.9)
	2,172.8	2,188.8	2,161.9	2,177.9

<sup>1</sup>Contributed equity has been aggregated to include both Management Trust and Retail Trust

	Management Trust		Retail Trust	
	31 Dec 2025 \$m	30 Jun 2025 \$m	31 Dec 2025 \$m	30 Jun 2025 \$m
Opening balance	10.9	11.0	2,177.9	2,182.8
Buy-back and cancellation of securities	-	(0.1)	(16.0)	(4.9)
Closing balance	10.9	10.9	2,161.9	2,177.9
<b>Balance at the end of the period is attributable to security holders of:</b>				
Region Management Trust	10.9	10.9		
Region Retail Trust	2,161.9	2,177.9		
	2,172.8	2,188.8		

### Securities on issue

	Region Group & Retail Trust	
	31 Dec 2025 No. of securities	30 Jun 2025 No. of securities
Opening balance	1,160,691,772	1,161,828,648
Equity issued for executive security-based compensation arrangements – 29 August 2024	-	982,910
Equity issued for employee security-based compensation arrangements – 18 December 2024	-	39,144
Securities cancelled pursuant to on-market buy-back announced on 3 April 2025 – 23 April 2025 to 30 June 2025	-	(2,158,930)
Securities cancelled pursuant to on-market buy-back announced on 3 April 2025 – 1 July 2025 to 31 December 2025	(6,712,824)	-
Equity issued for executive security-based compensation arrangements – 28 August 2025	747,549	-
Equity issued for employee security-based compensation arrangements – 24 December 2025	29,181	-
Closing balance	1,154,755,678	1,160,691,772

As long as the Management Trust and Retail Trust remain stapled, the number of securities in each of the Management Trust and Retail Trust is equal and the security holders are identical.

## D Other disclosure items

### D1 Working capital and other

#### Receivables

Trade and other receivables are carried at original invoice amount, less expected credit loss (ECL), and are usually due within 30 days. Collectability of trade and other receivables is reviewed on an ongoing basis. Individual debts that are determined to be uncollectable are written off when identified.

The Group uses the simplified approach for determining ECL whereby the outstanding receivables balance is analysed, and the provision is determined by applying default percentages adjusted for other current observable data. Under the simplified approach, the loss allowance for trade receivables is measured at an amount equal to lifetime ECL. In some instances, specific loss provisions are raised against individual receivables where additional information has come to the Group's attention impacting the assessment of recoverability of that debtor. Loss allowances for receivables are deducted from the gross carrying amount of the asset.

The ECL is based on management estimates of probability of the recoverability of rental income invoiced. Should the actual results differ, the credit loss will change and the difference will be included in the following period.

	Region Group		Retail Trust	
	31 Dec 2025 \$m	30 Jun 2025 \$m	31 Dec 2025 \$m	30 Jun 2025 \$m
Rental income receivables	8.4	6.3	8.4	6.3
Other rental income receivables	0.8	0.7	0.8	0.7
<b>Gross rental income receivables</b>	<b>9.2</b>	<b>7.0</b>	<b>9.2</b>	<b>7.0</b>
Rental income deferrals	0.9	1.0	0.9	1.0
<b>Rental income receivables and deferrals</b>	<b>10.1</b>	<b>8.0</b>	<b>10.1</b>	<b>8.0</b>
Allowance for ECL	(2.8)	(2.4)	(2.8)	(2.4)
<b>Net rental income receivables and deferrals</b>	<b>7.3</b>	<b>5.6</b>	<b>7.3</b>	<b>5.6</b>
Accrued rental income receivables <sup>1</sup>	19.9	18.0	19.9	18.0
Other receivables <sup>2</sup>	2.1	6.0	0.9	2.5
<b>Total receivables</b>	<b>29.3</b>	<b>29.6</b>	<b>28.1</b>	<b>26.1</b>

<sup>1</sup>Accrued rental income includes turnover rent and direct recoveries which have not yet been invoiced. Given the nature of these items and history of collectability, no ECL provision has been provided.

<sup>2</sup>The majority of the balance of other receivables relates to fees due from the Metro Funds. Given the nature of these items and history of collectability, no ECL has been provided.

#### Capital commitments

Estimated capital commitments at 31 December 2025 but not provided for in the Consolidated Balance Sheets is \$55.2 million (30 June 2025: nil).

This amount is made up of:

- \$47.7 million which relates to the acquisition of Treendale Home & Lifestyle Centre for \$53.0 million (excluding transaction expenses). Contracts were exchanged in December 2025 with settlement completed in January 2026. Included in the Consolidated Balance Sheets as current other assets is \$5.3 million which represents the deposit in relation to this acquisition (paid in December 2025).
- \$7.5 million which relates to the equity contribution to the Metro Fund 3 which was made in January 2026.

## D2 Subsequent events

In January 2026, the Group settled the acquisition of the Treendale Home & Lifestyle Centre for \$53.0 million (excluding transaction expenses).

During the half year Metro Fund 3 was formed and the Group contributed \$1.2 million as equity in November 2025 and an additional \$7.5 million was contributed as equity in January 2026 to this Fund.

Since the end of the half year, the Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the Interim Consolidated Financial Statements which has significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in future financial periods.

## D3 Corporate information

Region Group (the Group) comprises the stapled securities of two trusts which are Australian managed investment schemes, being Region Management Trust (Management Trust) (ARSN 160 612 626) and Region Retail Trust (Retail Trust) (ARSN 160 612 788).

Region RE Limited (ABN 47 158 809 851; AFSL 426603) (Responsible Entity) is the Responsible Entity for the Management Trust and Retail Trust. The registered office of Region RE Limited is Level 6, 50 Pitt Street, Sydney, New South Wales.

The Directors of the Responsible Entity have authorised the Interim Consolidated Financial Statements for issue on 9 February 2026.

## D4 Other significant accounting policies

### **Basis of preparation**

In accordance with AASB 3 *Business Combinations*, the stapling arrangement discussed above is regarded as a business combination and Region Management Trust has been identified as the Parent for preparing Interim Consolidated Financial Statements.

These Interim Consolidated Financial Statements are combined Financial Statements and accompanying notes of both Region Group and the Region Retail Trust. The Interim Consolidated Financial Statements have been presented in Australian dollars, the Group's functional currency, unless otherwise stated.

### *Historical cost convention*

The Interim Consolidated Financial Statements have been prepared on the basis of historical cost, except for certain non-current assets and financial instruments that are measured at fair value.

### *Current and non-current classification*

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when it is expected to be realised within 12 months after the reporting period, or the asset is cash or cash equivalent, unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when it is due to be settled within 12 months after the reporting period; or there is no right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

#### *Going concern*

These Interim Consolidated Financial Statements are prepared on a going concern basis. In reaching this position, the Directors have considered that the Group and Retail Trust are in a net current asset deficiency position of \$64.9 million and \$81.5 million respectively. At 31 December 2025, the Group and Retail Trust have the ability to drawdown sufficient funds to pay the current liabilities and the capital commitments (refer to Note D1), having available cash and cash equivalents and undrawn debt facilities of \$355.5 million and \$354.9 million respectively.

#### **Statement of compliance**

The Interim Consolidated Financial Statements are General Purpose Financial Statements that have been prepared in accordance with the *Corporations Act 2001* and Australian Accounting Standards Board (AASB) 134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. The half year report does not include notes of the type normally included in an annual financial report and should be read in conjunction with the most recent annual financial report.

For the purposes of preparing the Financial Statements, the Group is a for-profit entity.

#### **Application of new and revised Accounting Standards**

The Group and the Retail Trust have applied amendments to AASBs issued by the Australian Accounting Standards Board (AASB) which are mandatorily effective for an accounting period that begins on or after 1 July 2025, and therefore relevant for the current period. The application of these amendments does not have any material impact on the disclosures, or the amounts recognised in the Group's Financial Statements.

The accounting policies adopted by the Group are consistent with those of the previous financial year.



## Region Group - Interim Consolidated Financial Report

### Directors' Declaration

For the half year ended 31 December 2025

In the opinion of the Directors of Region RE Limited, the Responsible Entity of Region Management Trust and Region Retail Trust (Retail Trust):

(a) The Interim Consolidated Financial Statements and notes, of Region Management Trust and its controlled entities, including Region Retail Trust (the Group), set out on pages 7 to 23 are in accordance with the *Corporations Act 2001*, including:

- (i) Giving a true and fair view of the Group's and the Retail Trust's financial position at 31 December 2025 and of their performance, for the half year ended 31 December 2025; and
- (ii) Complying with Australian Accounting Standards (including Australian Accounting Interpretations) and the *Corporations Regulations 2001*;

(b) There are reasonable grounds to believe that both the Group and the Retail Trust will be able to pay their debts as and when they become due and payable.

Note D4 confirms that the Financial Statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declaration in a form similar to that referred to by Section 295A of the *Corporations Act 2001* from the Chief Executive Officer and Chief Financial Officer for the half year ended 31 December 2025.

Signed in accordance with a resolution of the Directors.

A handwritten signature in black ink, appearing to read "Steven Crane".

Steven Crane

Chair

Sydney

9 February 2026

# Independent Auditor's Review Report

To the stapled security holders of Region Group and the unitholders of Region Retail Trust

## Conclusions

We have reviewed the accompanying ***Interim Consolidated Financial Report*** of Region Management Trust as the deemed parent presenting the stapled security arrangement of the ***Region Group*** (the Region Group Interim Financial Report).

We have also reviewed the ***Interim Financial Statements*** and Directors' Declaration of Region Retail Trust (the Trust Interim Financial Report).

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the Interim Financial Reports of the ***Region Group*** and the ***Trust*** do not comply with the *Corporations Act 2001*, including:

- giving a true and fair view of the ***Region Group's*** and of the ***Trust's*** financial position as at 31 December 2025 and of its performance for the Half-year ended on that date; and
- complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

The respective ***Interim Financial Reports*** of the Region Group and Trust comprise:

- Consolidated balance sheets as at 31 December 2025
- Consolidated statements of comprehensive income, Consolidated statements of changes in equity and Consolidated statements of cash flows for the half-year ended on that date
- Notes A1 to D4 including selected explanatory notes (collectively referred to as ***Financial Statements***) and
- The Directors' Declaration.

The ***Region Group*** consists of Region Management Trust and the entities it controlled at the half year's end or from time to time during the Half-year, and Region Retail Trust (the ***Trust***).

## Basis for Conclusions

We conducted our reviews in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Reviews of the Interim Financial Report* section of our report.

We are independent of the Region Group, Region Management Trust, Region Retail Trust and Region RE Limited (the Responsible Entity for the Region Management Trust and the Region Retail Trust) in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of annual financial reports of public interest entities in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

## Responsibilities of the Directors for the Interim Financial Report

The Directors of the Responsible Entity are responsible for:

- the preparation of the Interim Financial Report that gives a true and fair view (of each of the Region Groups and the Trust) in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*; and
- such internal controls as the Directors determine is necessary to enable the preparation of the Interim Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

## Auditor's Responsibilities for the Reviews of the Interim Financial Report

Our responsibility is to express conclusions on the Interim Consolidated Financial Report and the respective financial statements based on our reviews. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the Interim Financial Reports of the Region Group and the Trust do not comply with the *Corporations Act 2001* including giving a true and fair view of the Region Group and the Trust's financial position as at 31 December 2025 and its performance for the half-year ended on that date, and complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of an Interim Financial Report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with *Australian Auditing Standards* and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

The KPMG logo, featuring the letters 'KPMG' in a blue, cursive, handwritten-style font.

KPMG

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

Paul Thomas

Partner

Sydney

9 February 2026