



16 June 2026

ASX Announcement

Region Group (RGN) announces an update on property valuations as at 30 June 2026. The total value of RGN's investment properties has increased by \$94.8m, from \$4,503.3m as at 31 December 2025 to \$4,598.1m as at 30 June 2026.

The movement in valuations is comprised of:

| Investment Property Portfolio Summary | \$m |
|--|----------------|
| December 2025 Portfolio Valuation | 4,503.3 |
| Add: 'Like-for-like' valuation increase | 38.8 |
| Add: Acquisitions | 62.7 |
| Add: Capital expenditure | 26.9 |
| Less: Disposals / Assets held for sale | (33.6) |
| June 2026 Portfolio Valuation | 4,598.1 |

The portfolio weighted average capitalisation rate is 5.86%, a compression of 1bp since 31 December 2025.

Across the portfolio, 21 properties (25.0% by book value) were externally valued resulting in a \$18.0m (1.6%) increase in valuation. The remaining properties were internally valued and resulted in a \$47.7m (1.4%) valuation increase.

Pro forma gearing post the transactional activity and movement in property valuations is 34.0%, comfortably within our target gearing range of 30% to 40%.

Pro forma Net Tangible Assets (NTA) has increased by 3 cents as a result of the valuation increases.

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

ENDS

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