FY26 Results Presentation

17 August 2026

Kwinana Marketplace, WA

Lilydale Marketplace, VIC

Sturt Mall, NSW

West Village, QLD

Agenda

1. Strategy and Overview
2. Operational Performance
3. Financial Results
4. Outlook
5. Questions
6. Appendices

Greg Chubb
Managing Director and Chief Executive Officer

David Salmon
Chief Financial Officer

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Strategy and Overview

Greg Chubb, Chief Executive Officer

Delacombe Town Centre, VIC

Our Strategy

Maximising performance from Australia's leading internally managed essential retail portfolio

Scaled Essential Retail Portfolio	Integrated Operating Platform	Proactive Organic Growth	Selective Inorganic Growth	Disciplined Capital Management
Supermarket-led defensive, essential retail and services	Deliver consistent performance through experience and disciplined execution	Drive income and asset productivity through active asset management	Expand through portfolio optimisation and partnership	Manage and invest capital to maximise long-term returns

Generating defensive and resilient cashflows that support growing distributions and security holder returns

Our essential retail portfolio scale

Supporting better communities through life's essentials

Australia's leading **internally managed essential retail REIT**

Generating over **$5 billion supermarket sales p.a.[1]**

With more than **2,200 specialty tenant partners[1]**

At the heart of **100 Australian communities[1]**

Moggill Village, QLD

Pakenham Marketplace, VIC

Claremont Plaza, TAS

Auburn Central, NSW

Kwinana Marketplace, WA

Mount Gambier, SA

1. Figures represent metrics for all Assets Under Management

FY26 Highlights

Strong momentum across key performance metrics with 9.8% total security holder return[1] over the year

Operational Performance

4.1%
Comparable supermarket MAT growth
from 3.3%[2]

98.1%
Portfolio occupancy
from 97.5%[2]

4.0%
Average specialty leasing spreads
from 3.7%[2]

3.3%
Comparable NOI growth
from 3.2%[2]

Financial Results

$268.8m
Statutory net profit after tax
from $212.5m[2]

$2.57
NTA per security
from $2.47 per security[2]

16.0
FFO cents per security
from 15.5cps[2]

14.1
AFFO cents per security
from 13.7cps[2]

Capital Management

100%
of debt hedged / fixed
at an average rate of 2.9% before margin

>$1bn
of debt refinanced[3]
at improved borrowing margins

4.5%
WACD
with $209.5m of cash and undrawn debt

12.7m
securities purchased
for a total consideration of $29.2m

1. Source: FactSet
2. Compared to FY25
3. Comprised of a 6-year $300.0m AU$ MTN issued in 1H FY26, $365.0m of new bank facilities established in 2H FY26, the extension of an existing $150.0m facility in 2H FY26 and $200.0m of refinancing activity in 1H FY27

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2 Operational Performance

Greg Chubb, Chief Executive Officer

West Village, QLD

Retail sales

Robust growth led by supermarkets which contribute to over 70% of portfolio sales

Total portfolio comparable MAT growth

	30 Jun 2025	30 Jun 2026
Supermarkets	3.3%	4.1%
Discount Department Stores	3.4%	1.7%
Mini Majors	1.8%	0.8%
Total Specialties[1]	3.0%	2.5%
Total[1]	**3.1%**	**3.3%**

Lane Cove Market Square, NSW

1. The figures have been adjusted to exclude the impact of tobacco retailer sales
2. Compared to FY25

4.1%
Supermarket MAT growth
from 3.3%[2]

3.3%
Total portfolio comparable MAT growth
from 3.1%[2]

$10,345 sqm
Total specialty sales productivity[1]
from $10,024 sqm[2]

Major retailers

Leading provider of retail space to Australia's supermarkets

45% of total gross rent from major retailers including Woolworths, Coles, Aldi and Wesfarmers provides income security

58% of supermarkets generating turnover rent with a further 15% within 10% of turnover rent threshold

6 e-commerce facilities completed in FY26 now with 77 facilities in total and online sales included in turnover rent for over 97% of supermarkets

6.0 yrs major retailers WALE by gross rent with all FY26 lease options exercised

Shoreline Plaza, TAS

Specialty retailers

Sustainable occupancy cost and favourable market conditions allow for continued growth and momentum

4.0%	4.3%	380	4.3%	$940	9.7%
Average specialty leasing spreads	Average annual rent increases	Specialty deals completed	Specialty vacancy rate	Average specialty rent per sqm[2]	Average specialty occupancy cost
from 3.7%[1]	with 4.4% across FY26 achieved deals	from 372 deals[1]	from 5.4%[1]	from $919[1]	from 9.7%[1]

Specialty Leasing Metrics

Renewals	30 Jun 2025	30 Jun 2026
Number	247	208
GLA (sqm)	24,563	21,021
Average spread (%)	2.6%	3.1%
Incentive (months)	0.5	0.2

New Leases	30 Jun 2025	30 Jun 2026
Number	125	172
GLA (sqm)	13,010	18,157
Average spread (%)	6.1%	5.2%
Incentive (months)	11.2	10.5

Claremont Plaza, TAS

1. Compared to FY25
2. Average specialty rent increased to $940 per sqm, representing compound annualised growth of 4.3% since FY22. Retailer retention remains high at 77% while strategically remixing part of the portfolio to higher quality, non-discretionary retailers. Retailers in holdover also reduced to 1.0% of gross rent from 1.3% at FY25.

Active projects and centre enhancements

Targeting 7%+ incremental returns through disciplined capital deployment and partnering with our retailers

North Orange Shopping Centre, NSW

Pakenham Marketplace, VIC

NORTH ORANGE SHOPPING CENTRE, NSW

Project	Status	Capital expenditure	Completion	GLA
Woolworths store extension and major refurbishment	Open and trading	$6m Capital expenditure	Q4 FY26 Completion	~720 sqm GLA
Standalone Aldi development	DA approved	~$9m Capital expenditure	Q4 FY27 Target completion	~1,560sqm GLA

PAKENHAM MARKETPLACE, VIC

Project	Status	Capital expenditure	Completion	Leasing
Specialty led centre enhancements	Open and trading	$10m Capital expenditure	Q4 FY26 Completion	Fully leased

Active projects and centre enhancements

Targeting 7%+ incremental returns through disciplined capital deployment and partnering with our retailers

Kwinana Marketplace, WA[1]

KWINANA MARKETPLACE, WA

Dining precinct

Conversion from general retail to food, leasing advanced

~$9m	Q4 FY27	~2,300 sqm
Capital expenditure	Target completion	GLA remixed

Greenbank Shopping Centre, QLD[1]

GREENBANK SHOPPING CENTRE, QLD

3 Quick Service Restaurant pad sites

DA approved, leasing advanced

~$12m	Q1 FY28	~980 sqm
Capital expenditure	Target completion	GLA

Currambine Central, WA[1]

CURRAMBINE CENTRAL, WA

Childcare and Swim School pad sites

DA lodged, leasing completed

~$9m	Q2 FY28	~2,600 sqm
Capital expenditure	Target completion	GLA

1. Artist rendering, subject to change

Sustainability initiatives

Progressing towards Net Zero by FY30

ENVIRONMENT

21.8MW
of solar PV across 33 sites installed and operational by the end of FY26

SOCIAL

2,112
hours donated by centre management staff to Essentially Local causes

GOVERNANCE

ASRS
on track to meet mandatory deadline in FY27

Lilydale Marketplace, VIC

Our FY26 Sustainability Report is available at regiongroup.au/investor-centre/reports-presentations/

Disciplined portfolio optimisation and continued partnership

Strategic capital recycling and deployment to maximise growth

DIVEST

- Divest small and remote, lower growth assets
- Capitalise on strong market demand for neighbourhood retail centres

→ Divested two centres[1] for a total of $32.8m with a 5.8% yield

INVEST

- Invest and recycle capital into higher growth opportunities and assets in strategic locations
- Focus on essential retail, where our scale and expertise create advantage

→ Acquired one centre[2] located directly opposite an existing centre for $53.0m with a 6.4% yield

PARTNER

- Expand the relationship with our Metro Fund institutional partner
- Positioned to explore additional opportunities over time

→ Expanded funds under management via acquisitions[3] of $124.8m

1. Woodford Shopping Centre, QLD and Mission Beach Marketplace, QLD
2. Treendale Home & Lifestyle Centre, WA
3. Dalyellup Shopping Centre, WA and three strata properties at West Village, QLD

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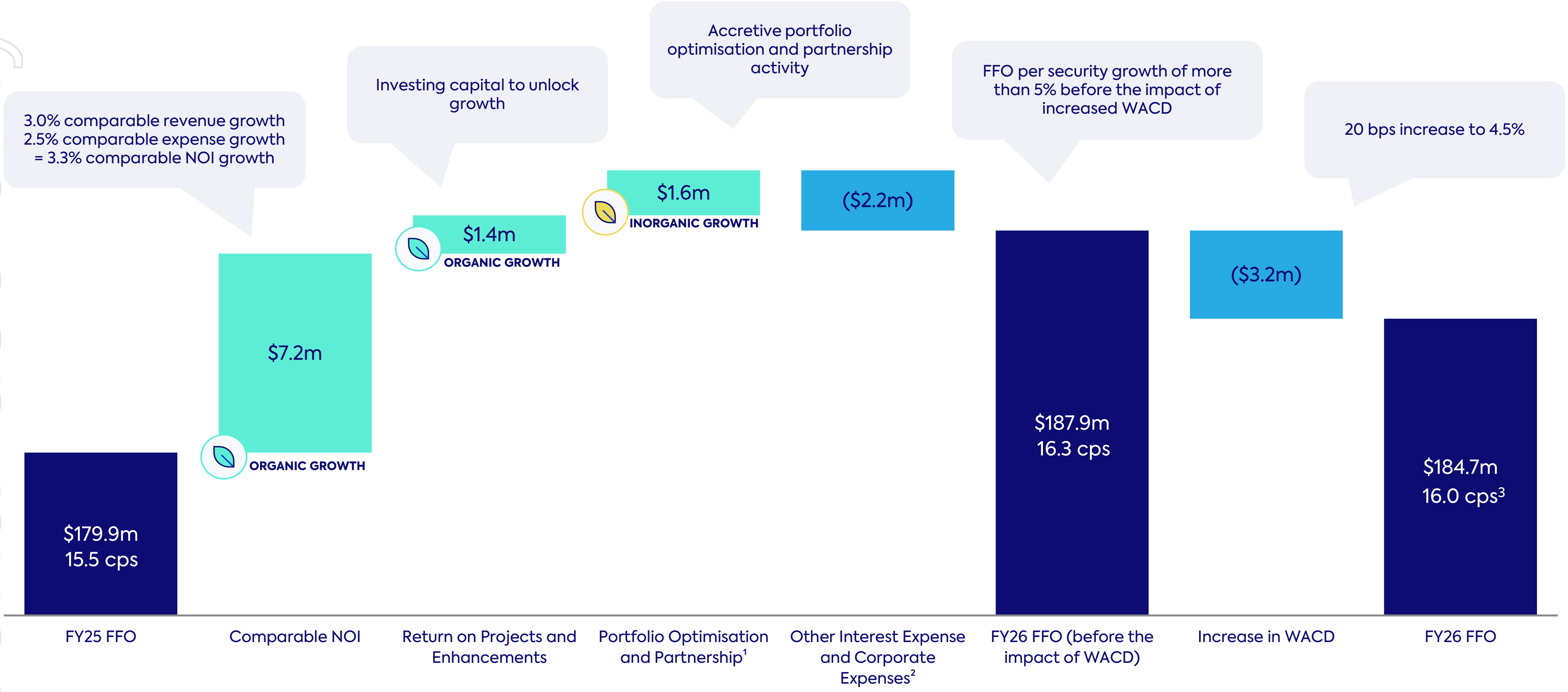
Financial Results

David Salmon, Chief Financial Officer

Kallo Town Centre, VIC

Funds from Operations

Strong organic and inorganic growth offsets WACD headwind and drives a 3.2% FFO per security increase



1. Acquisitions and divestments (net of interest) and funds management activity (net of interest and tax)
2. Includes the funding impact of on-market security buy-back, projects and asset enhancements as well as controlled 1.3% increase in corporate expenses
3. FFO cps has benefited from the on-market security buy-back. Since the announcement in FY25, RGN has bought back and cancelled 14.9m securities at an average price of $2.29 for a total consideration of $34.2m.

Financial results

For the year ended 30 June 2026

$m	30 Jun 25	30 Jun 26
Property income	390.6	398.1
Property expenses	(136.8)	(135.8)
Net operating income	**253.8**	**262.3**
Other operating income, net of tax[1]	6.0	6.9
Corporate expenses	(15.2)	(15.4)
Net interest expense	(64.7)	(69.1)
Funds From Operations (FFO)	**179.9**	**184.7**
Maintenance capital expenditure and leasing incentives	(20.9)	(22.0)
Adjusted Funds From Operations (AFFO)	**159.0**	**162.7**
Statutory profit after tax[2]	**212.5**	**268.8**

FFO per security (cents)	**15.5**	**16.0**
AFFO per security (cents)	**13.7**	**14.1**
Distribution per security (cents)	**13.7**	**14.1**

3.3% net operating income growth with revenue growth exceeding expense growth

16.0 FFO cents per security providing 3.2% growth on the prior year

14.1 AFFO cents per security with 100% distributed to security holders

$268.8m statutory profit after tax underpinned by investment property fair value uplift

1. Includes insurance income, fund-through development income and management and investment income from funds management, net of tax
2. Refer to appendix for reconciliation of statutory net profit after tax to AFFO

Balance sheet

At 30 June 2026

$m	30 Jun 25	30 Jun 26
Cash and cash equivalents	8.5	15.6
Investment properties	4,374.1	4,598.1
Investment properties held for sale	–	14.8
Investment in associates	62.6	72.3
Other assets	145.7	56.1
Total assets	**4,590.9**	**4,756.9**
Interest bearing liabilities	1,559.9	1,630.8
Distribution payable	81.2	82.7
Other liabilities	85.1	95.7
Total liabilities	**1,726.2**	**1,809.2**
Net tangible assets (NTA)	**2,864.7**	**2,947.7**
Securities on issue (m)	1,160.7	1,148.7
NTA per security ($)	**2.47**	**2.57**
Assets Under Management (including Metro Fund)	**5,239.8**	**5,528.0**

$5.5bn Assets Under Management have increased by $288.2m or 5.5% driven by acquisitions and investment property fair value uplift

$2.57 NTA per security has increased by $0.10 per security or 4.0%

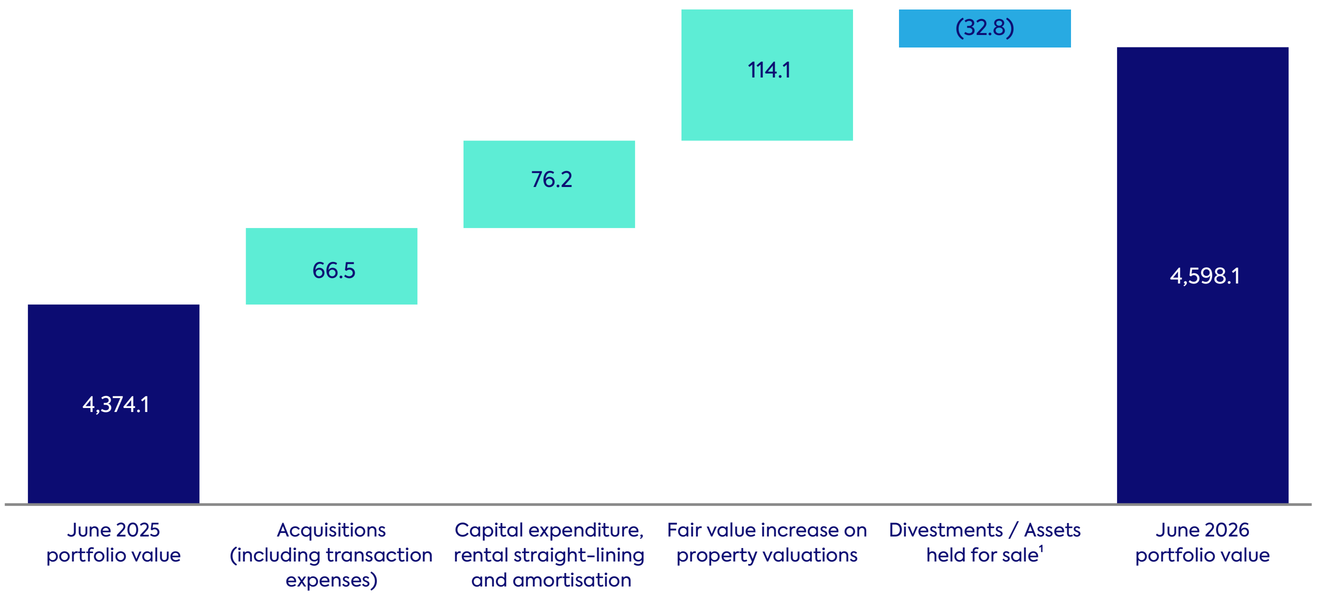
34.1% pro forma gearing is below the midpoint of our 30-40% target range

12.7m total securities purchased at an average price of $2.29 for $29.2m as part of an on-market security buy-back program

Property valuations

Increase driven by underlying, stable income growth

Portfolio Value
($m)



4.4%
fair value
increase since Jun 2025[2]

5.86%
weighted average cap rate
11 bps compression since Jun 2025

$32.8m
non-core assets divested
averaging above Jun 25 book value

1. The divestments / assets held for sale are Woodford Shopping Centre, QLD and Mission Beach Marketplace, QLD, which settled for a total of $32.8m in June 2026 and July 2026, respectively
2. Movement including fair value increase and capital expenditure

Capital management

Proactive hedging and over $1bn[2] of debt refinanced at improved margins, mitigating base rate headwinds

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4.5%
FY26 WACD

Due to proactive hedging below current market rates and decreased borrowing margins

1.5%
FY26 weighted average borrowing margin

Improved from 1.6% in FY25

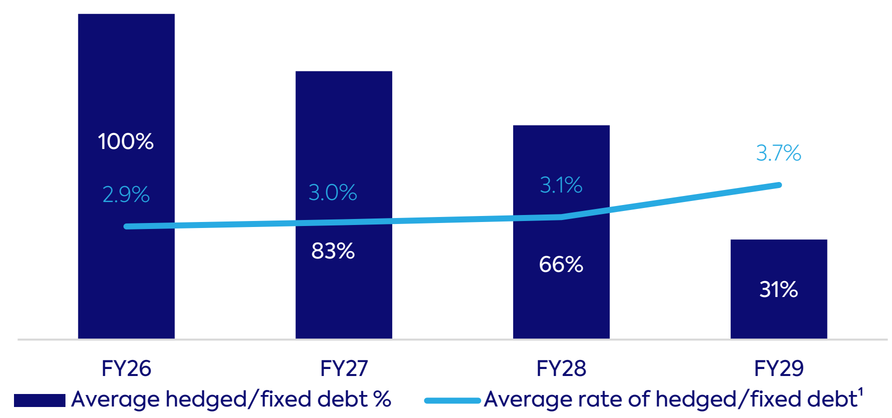
$407.1m
USPP repaid

With a weighted average borrowing margin of 1.83%

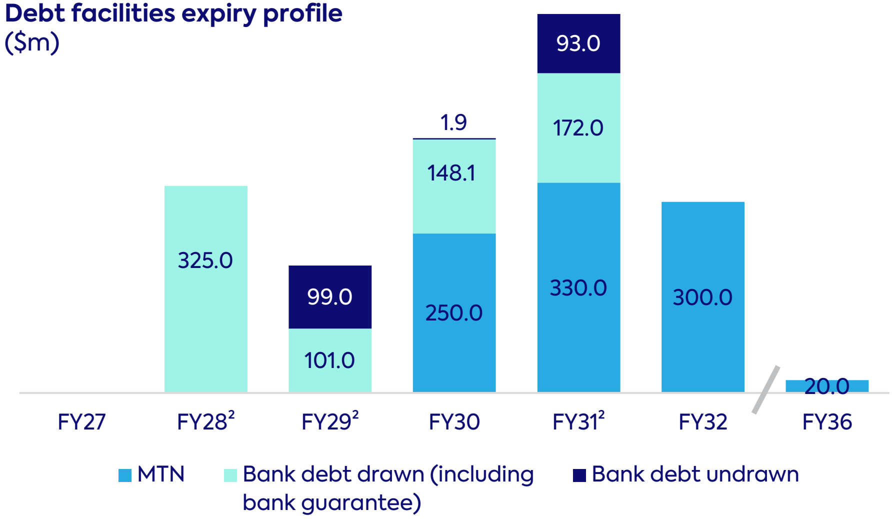
$300m
6-year AU$ MTN issued

With a borrowing margin of 1.22%

Estimated hedge expiry profile based on debt drawn



Debt facilities expiry profile ($m)



1. Average rate of hedged/fixed debt includes derivatives (including interest rate swaps and callable swaps) and fixed rate AU$ MTNs before margin
2. Includes $200.0m of refinancing in 1H FY27, with $150.0m and $50.0m of bank debt previously maturing in FY28 and FY29, respectively, refinanced into new facilities maturing in FY31

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Outlook

Greg Chubb, Chief Executive Officer

Marketplace Warner, QLD

How we create value

Targeting 3-4%+ sustainable AFFO per security growth through disciplined execution and capital allocation

Scaled Essential Retail Platform

Integrated Operating Platform

Proactive Organic Growth

Maximising the performance of our existing portfolio

Active Asset Management

- Targeted majors and specialty leasing
- Projects and enhancements

Selective Inorganic Growth

Strengthen the portfolio and create long-term value

Portfolio Optimisation

- Divest and reinvest

Partnership

- Portfolio and revenue growth

Disciplined Capital Management

Generating defensive and resilient cashflows that support growing distributions and security holder returns

Outlook and guidance

Generating resilient cashflows that support growing distributions and security holders returns

Disciplined focus on essential retail

Favorable market conditions and positive sector fundamentals

Execution of a clear strategy

Earnings Guidance

is based on information currently available.

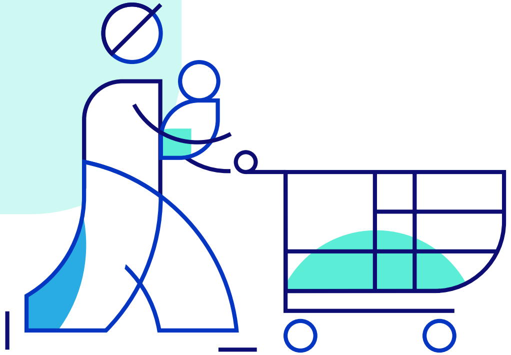
Assuming no significant change in market conditions, FY27 earnings guidance is:

3.0% growth
to FFO of 16.5 cps

3.0% growth
to AFFO of 14.5 cps

Target distribution per security payout ratio:

~100% of AFFO



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5 Questions

Worongary Town Centre, QLD

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6 Appendices

Shoreline Plaza, TAS

Portfolio overview

98.1% occupancy with 88% of income generated from non-discretionary retailers

86 owned retail properties

$4,598m total owned portfolio value

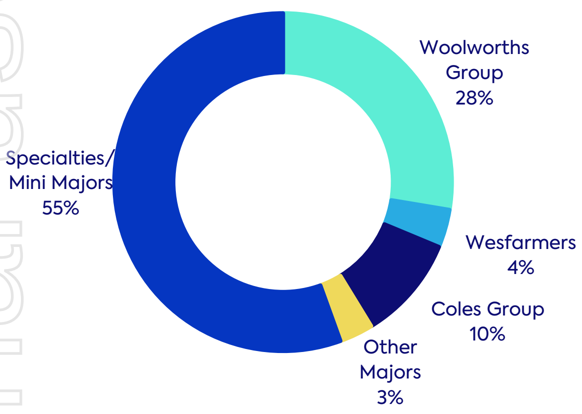
2,434,552 land sqm

2,049 no. specialty retailers

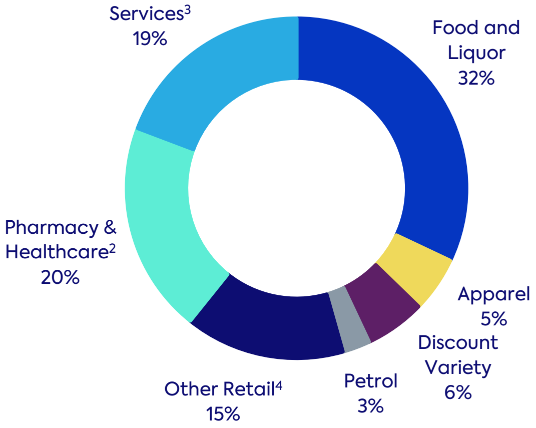
784,866 gross lettable area sqm

4.6 years weighted average lease expiry[1]

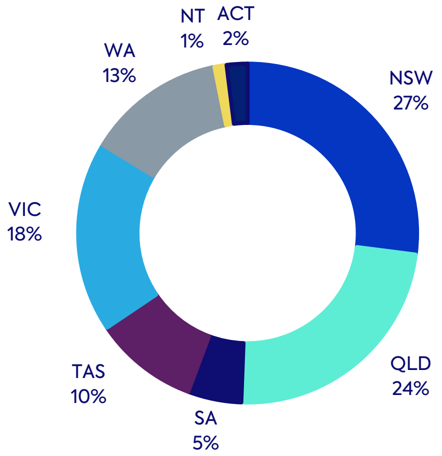
Tenants by Category
(by gross rent)



Specialty / Mini Major Tenants
(by gross rent)



Geographic Diversification
(by value)



1. Weighted average lease expiry (WALE) years by gross rent
2. Pharmacy & Healthcare includes pharmacies, medical centres / doctors, dentists, optometrists, audiologists and other healthcare service retailers
3. Services includes hairdressing, dry cleaners, gyms / fitness centres, banks, post office and other services retailers
4. Other retail includes jewellery, leisure, homewares, gifts / florists / newsagents, communications, travel and other retailers

Assets under management

100 essential retail properties under management including Metro Fund centres

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As at June 2026

Key

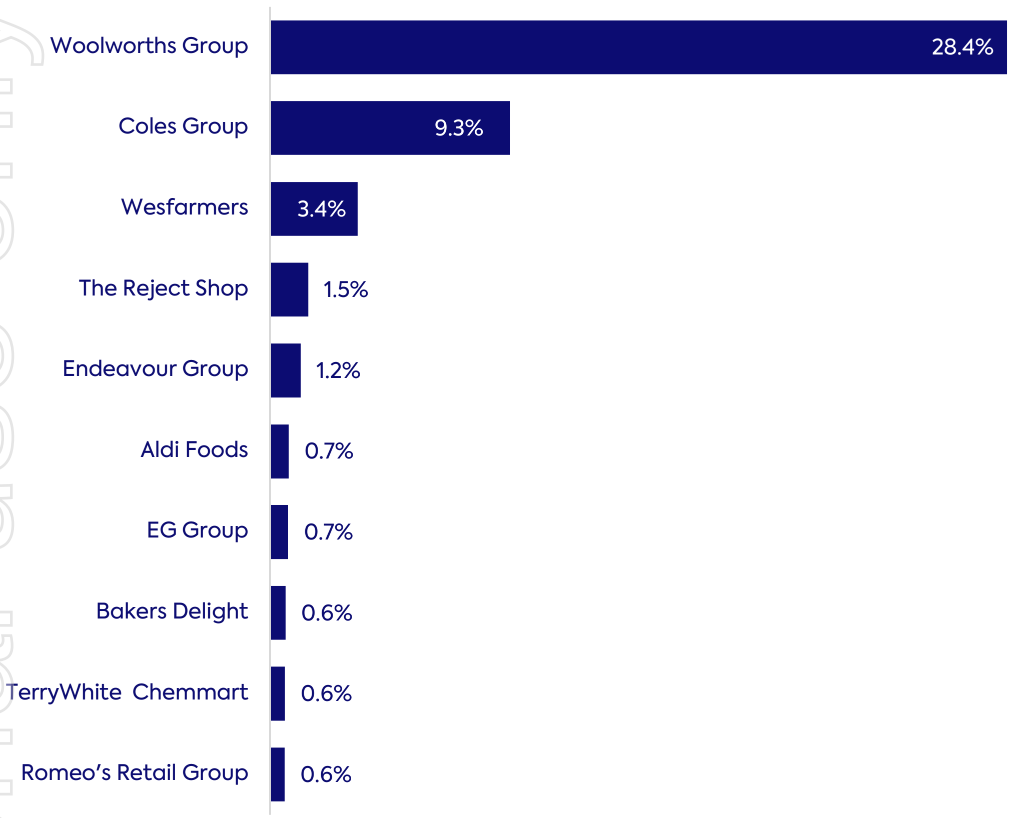
- Sub-regional
- Neighbourhood
- Metro Fund
- Held for Sale

Our Portfolio List is available at regiongroup.au/investor-centre/reports-presentations/

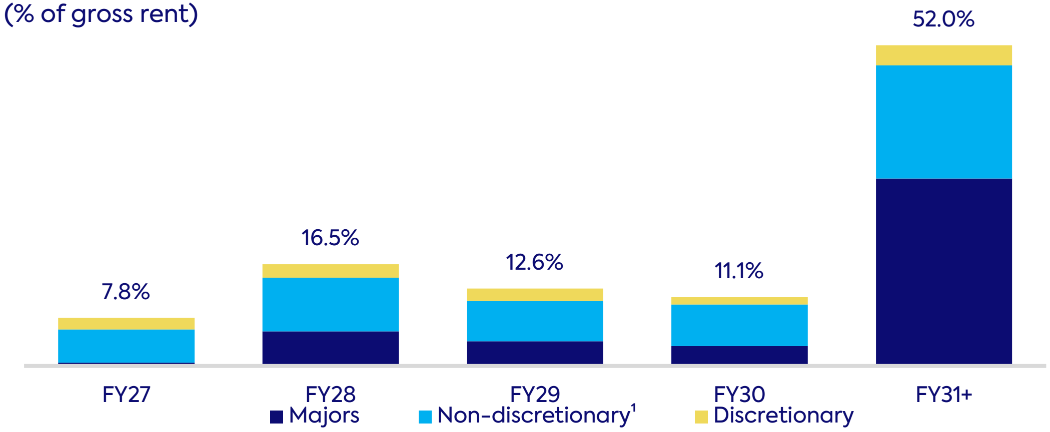
Key tenants and lease expiry profile

High quality, defensive tenants anchoring the portfolio with a 4.6 year WALE

Top 10 tenants under management by gross rent



Lease expiry profile
(% of gross rent)



Delacombe Town Centre, VIC

1. Non-discretionary includes ATM's offices and other non-retail tenancies

Income statement: statutory profit to AFFO reconciliation

For the year ended 30 June 2026

$m	30 Jun 25	30 Jun 26
Statutory profit after tax	**212.5**	**268.8**
Fair value of investment properties	(71.7)	(114.1)
Fair value of derivatives	0.7	98.5
Foreign exchange movement	5.9	(98.7)
Non-distributable (gain) / loss from associates	(1.5)	1.6
Impairment of investment in associate	5.1	–
Rental straight-lining and amortisation of incentives	13.1	13.1
Other depreciation and amortisation	0.5	0.9
Insurance income	–	(2.6)
Corporate expenses	2.8	6.7
Technology expenses	5.2	2.8
Other expenses	7.3	7.7
Funds From Operations (FFO)	**179.9**	**184.7**
Maintenance capital expenditure and leasing incentives	(20.9)	(22.0)
Adjusted Funds From Operations (AFFO)	**159.0**	**162.7**

	30 Jun 25	30 Jun 26
Weighted securities on issue (m)	**1,162.4**	**1,155.4**
FFO per security (cents)	**15.5**	**16.0**
AFFO per security (cents)	**13.7**	**14.1**

Debt metrics and covenants

Key debt metrics	30 Jun 2025	30 Jun 2026
Credit rating (Moody's)	Baa1	Baa1
Facility limit ($m)	1,782.1	1,840.0
Drawn debt (net of cash $m)	1,458.6	1,620.4
Cash and undrawn debt capacity ($m)	313.3	209.5
Average debt maturity (years) [3]	4.3	3.8

$m	30 Jun 2025	30 Jun 2026
Bank and syndicated facilities drawn – unsecured	460.0	736.0
AU$ MTN – unsecured	600.0	900.0
US Notes – unsecured	407.1	–
Total interest bearing liabilities	**1,467.1**	**1,636.0**
Less: cash	(8.5)	(15.6)
Net finance debt for gearing	**1,458.6**	**1,620.4**
Total assets	4,590.9	4,756.9
Less: cash	(8.5)	(15.6)
Less: derivative values included in total assets	(94.1)	(14.0)
Net total assets for gearing	**4,488.3**	**4,727.3**

$m	30 Jun 2025	30 Jun 2026
Bank and syndicated facilities drawn[1]	470.2	746.1
AU$ MTN	600.0	900.0
US Notes	407.1	–
Less: cash	(8.5)	(15.6)
Net drawn debt	**1,468.8**	**1,630.5**
AU$ MTN fixed rate	600.0	900.0
US AU$ denominated notes	50.0	–
AU$ fixed payable	1,200.0	1,150.0
AU$ fixed receivable	(430.0)	(425.0)
Fixed interest rate assets / liabilities	**1,420.0**	**1,625.0**
Hedged / fixed debt	**97%**	**100%**

	30 Jun 2025	30 Jun 2026
Gearing[2]	32.5%	34.3%
Pro forma gearing	–	34.1%
Interest cover ratio[2]	3.6x	3.4x
Net debt / FFO (before interest and tax)	6.0x	6.4x

1. Including bank guarantees
2. Gearing and interest cover ratio covenants are 50.0% and 2.0x, respectively
3. Includes $200.0m of refinancing in 1H FY27, with $150.0m and $50.0m of bank debt previously maturing in FY28 and FY29, respectively, refinanced into new facilities maturing in FY31

Debt facilities

At 30 June 2026

Debt facilities ($m)	Facility limit	Drawn debt	Financing capacity	Maturity / Notes
Bank bilateral facility	475.0	432.0	43.0	FY28[2]: $475.0m Apr 2028
Bank bilateral facility	250.0	101.0	149.0	FY29[2]: $150.0m May 2029 and $100.0m Jun 2029
Bank bilateral facility (including bank guarantees)	150.0	138.0	12.0	FY30: $50.0m Nov 2029 and $100.0m Apr 2030
Bank bilateral facility	65.0	65.0	–	FY31[2]: $65.0m May 2031
Bank and syndicated facilities	**940.0**	**736.0**	**204.0**	
Medium Term Note	250.0	250.0	–	FY30: Sep 2029; 2.45% coupon
Medium Term Note	30.0	30.0	–	FY31: Sep 2030; 3.25% coupon
Medium Term Note	300.0	300.0	–	FY31: Mar 2031; 5.55% coupon
Medium Term Note	300.0	300.0	–	FY32: Nov 2031; 4.93% coupon
Medium Term Note	20.0	20.0	–	FY36: Sep 2035; 3.50% coupon
Medium Term Notes (fixed rate AU$ MTN)	**900.0**	**900.0**	–	
Total unsecured debt facilities	**1,840.0**	**1,636.0**	**204.0**	
(Less) / add: cash		(15.6)	15.6	
Net debt[1]		**1,620.4**	**219.6**	
Less: debt facilities used for bank guarantees			(10.1)	FY30: Nov 2029
Total cash and undrawn debt facilities			**209.5**	

1. Net debt of $1,620.4 is made up of statutory debt of $1,630.8m plus unamortised debt fees and AU$ MTN discount / premium of $5.2m less $15.6m of cash and cash equivalents and excludes bank guarantees of $10.1m
2. Excludes $200.0m of refinancing in 1H FY27, with $150.0m and $50.0m of bank debt previously maturing in FY28 and FY29, respectively, refinanced into new facilities maturing in FY31

Glossary

AFFO: Adjusted Funds From Operations is determined by adjusting FFO for other items which have not been adjusted in determining FFO

ASRS: Australian Sustainability Reporting Standards

Comparable MAT: Moving annual turnover measures the growth in sales over the last 12 months compared to the previous 12 months:

- Includes comparable sales reporting tenants trading over 24 months
- Excludes properties under development, disposals, refurbishment impacted properties and temporarily competition-impacted majors

DA: Development Application

FFO: Funds From Operations is the underlying and recurring earnings determined by adjusting statutory net profit for certain non-cash and other items

GLA: Gross lettable area

Gross rent: includes all contracted rental charges to tenants, excluding vacancy and turnover rent

Leasing spread: Achieved gross rent on leasing deal compared to prior expiry rent

Metro Fund: Metro Fund 1, 2 and 3

MTN: Medium Term Note

Net Zero: Net Zero target is for Scope 1 and Scope 2 greenhouse gas emissions only

NOI: Net operating income

NTA: Net tangible assets

Pro forma gearing: includes the divestment of Mission Beach Marketplace, QLD in July 2026

Solar PV: Solar photovoltaic

USPP: US Private Placement Notes

WACD: Weighted Average Cost of Debt

WALE: Weighted average lease expiry calculated based on gross rent

For further information, please contact:

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