



9 February 2026

ASX Announcement

Region Group (RGN) Announces 1H FY26 Results

Financial performance

- Statutory net profit after tax of \$180.0 million including an increase in the fair value of investment properties
- FFO of 7.9 cents per security, an increase of 3.9% from 31 December 2024
- AFFO of 6.9 cents per security, an increase of 3.0% from 31 December 2024, after additional capital from leasing up of vacancies
- Distribution of 6.9 cents per security representing a payout ratio of 87% of FFO and 100% of AFFO
- Assets Under Management of \$5.4 billion, an increase of 3.9% from 30 June 2025
- Net tangible assets of \$2.56 per security represents 3.6% increase from 30 June 2025, with a portfolio weighted average market capitalisation rate of 5.87%
- Gearing of 32.7% and pro forma gearing of 33.5% including the acquisition of Treendale Home & Lifestyle Centre, at the lower end of our target range of 30-40%
- WACD of 4.6% pa with 100% of debt hedged or fixed at an average rate of 2.89% before margin
- Issued \$300m 6-year Medium Term Note with a borrowing margin of 1.22%
- No debt expiries until FY28 with \$355.5 million of available liquidity
- 6.7 million securities purchased during the half year at an average price of \$2.39 for a total consideration of \$16.0 million as part of an on-market security buy-back program

Operational performance

- Comparable portfolio MAT growth of 3.1% driven by supermarket sales growth of 3.1% and non-discretionary specialty sales growth of 3.3%
- Portfolio occupancy of 97.7%, up from 97.5% at June 2025. Specialty vacancy has improved to 4.5% at December 2025, compared to 5.4% at June 2025
- Average specialty rent increased to \$930 per sqm, representing annualised growth of 5% since December 2022
- 177 specialty leasing deals completed with 3.4% average leasing spreads and 79% of expiring tenants retained
- Average annual fixed rent reviews of 4.3% are applied across 96% of specialty and kiosk tenants

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Value creation performance

- Continued curation of the portfolio with the acquisition of Treendale Home & Lifestyle Centre for \$53.0 million settled in January 2026
- \$32.0 million of capital expenditure invested in developments, centre repositioning, sustainability and partnering with our anchor tenants
- Funds Under Management have increased by 5.7% to \$752.1 million following the settlement of Dalyellup Shopping Centre for \$35.8 million in November 2025
- During the period, the Metro Fund exchanged contracts for the acquisition of three additional strata properties valued at \$89.0m at West Village, which will further contribute funds management growth in the future. Two of these properties settled in January 2026 with the remaining property expected to settle by June 2026

Outlook and Earnings Guidance

We remain concentrated on delivering defensive, resilient cashflows to support secure and growing distributions to our security holders. To achieve this, our focus will be on:

- Improving our comparable NOI through strong leasing, increased fixed rent reviews and proactive expense management
- Curating our portfolio through selective acquisitions and disposals
- Reinvesting in our centres to drive value
- Growing our funds under management
- Maintaining a proactive approach to capital management
- CEO transition

Assuming no significant change in market conditions, our FY26 earnings guidance has been upgraded to be:

- FFO of 16.0 cents per security, up from prior guidance of 15.9 cents per security, represents a growth of 3.2% from FY25
- AFFO of 14.1 cents per security, up from prior guidance of 14.0 cents per security, represents a growth of 2.9% from FY25

Target distribution per security payout ratio is expected to be approximately ~90% of FFO and ~100% of AFFO.

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

ENDS

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