Region GROUP

FY24 Results Presentation

12 August 2024

Agenda

1. Overview and Strategy

Anthony Mellowes

Chief Executive Officer

Region GROUP

FY24 Highlights

Financial Performance

FFO per security	AFFO per security	Distribution per security	Statutory net profit/(loss) after tax
15.4 cps	13.6 cps	13.7 cps	$17.3m
vs 16.9 cps[1]	vs 15.3 cps[1]	101% payout of AFFO	vs ($123.6m)[1]

Operational Performance

Portfolio occupancy	Record number of completed leasing deals	Average specialty leasing spreads	Non-discretionary specialty MAT growth
98.1%	552	4.0%	4.1%

Capital Management

Capital recycled[2]	Liquidity	Pro forma gearing	WACD
$176.7m	$262.4m	32.3%	4.3% pa
into accretive opportunities	cash and undrawn debt capacity	at lower end of target 30-40% range	with 94.2% hedged debt

1. Compared to FY23
2. Capital recycled includes non-core properties divested since May 2023 and assets held for sale at 30 June 2024

FY24 Key Achievements

Resilient portfolio metrics supported by a healthy balance sheet allows for future investment

Operational

Future income growth secured through annual record of 552 leasing deals

- 4.0% specialty leasing spreads with 5.2% achieved on renewals
- 4.1% average annual fixed rent increases for completed specialty deals
- Specialty vacancy improved from 5.0% to 4.7%
- Strong tenant retention of 83%

Non-discretionary tenants drive portfolio resilience

- 2.5% MAT growth driven by 3.0% supermarket and 4.1% non-discretionary specialty sales growth
- Occupancy cost remains low at 8.8%
- Our tenants' health remains sound with arrears at 1.0% of billings

Financial

Balance sheet positioned for growth

- Cap rates in the convenience-based sector have stabilised
- 32.3% pro forma gearing remains at the lower end of our 30-40% target range
- $262.4m available liquidity

Capital management activity mitigates downside risk on financial performance with no debt expiries until FY27

- Increased hedging to 96% in FY25 and 82% in FY26
- Issued a $300.0m, 7-year Medium Term Note
- $300.0m of interest rate swaps executed at zero cost
- Established one and refinanced two bank facilities

Value creation and growth opportunities

Growth through acquisitions and expansion of our funds management platform

- $74.0m acquisition of Cooleman Court at an implied initial yield of 6.73%
- Establishment of a new fund (Metro Fund 2) in August 2024 with a global institutional investor consisting of six new centres totaling $394m at a cap rate of 5.68%

Enhancing portfolio quality by redeploying capital into accretive opportunities

- $176.7m of non-core properties sold / contracted to sell since May 2023 at an average passing yield of 5.3%
- Continued construction on the expansion of Delacombe Town Centre with estimated completion date of December 2024
- Unlocking value through targeted $35m reinvestment across three centres over the next two years

Our Strategy

Defensive, resilient cash flows to support secure and growing long term distributions to our security holders

- Focus on convenience-based retail centres
- Weighted to non-discretionary retail segments
- Long leases to quality anchor tenants
- Optimise value through targeted reinvestment in the portfolio
- Grow through deploying capital into accretive opportunities

2. Operational Performance

Anthony Mellowes

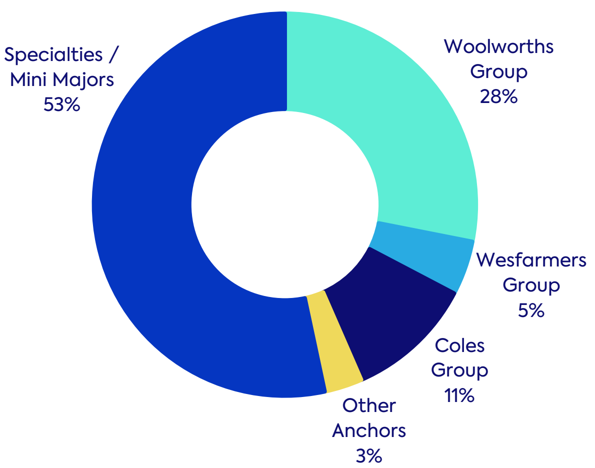
Chief Executive Officer

Portfolio Overview

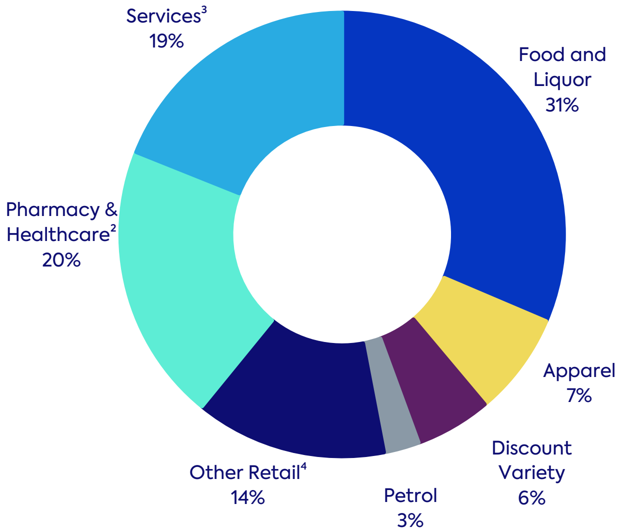
88% of gross rent generated from non-discretionary tenants

92	2,109	$4,368m	794,425	2,488,771	5.1 years
Owned retail properties	No. specialty tenants	Total owned portfolio value	Gross lettable area sqm	Land sqm	Weighted average lease expiry[1]

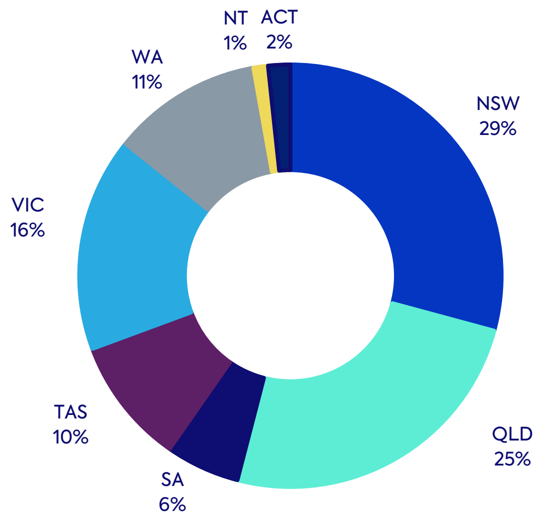
Tenants by Category (by gross rent)



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 tenancies
3. Services includes hairdressing, dry cleaners, gyms/fitness centres, banks, post office and other services tenancies
4. Other retail includes jewellery, leisure, homewares, gifts/florists/newsagents, communications, travel and other retail tenancies

Rental income security

Leasing activity driving higher occupancy and annual fixed rent reviews

98.1%

Portfolio occupancy

- Improved portfolio occupancy from 97.8%[1]
- Reduction in specialty vacancy from 5.0% to 4.7%[1]
- Decrease in tenants on holdover from 3.7% to 2.2%[1] of gross rent
- 83% tenant retention maintained

5.1 yrs

Total portfolio WALE (by gross rent)

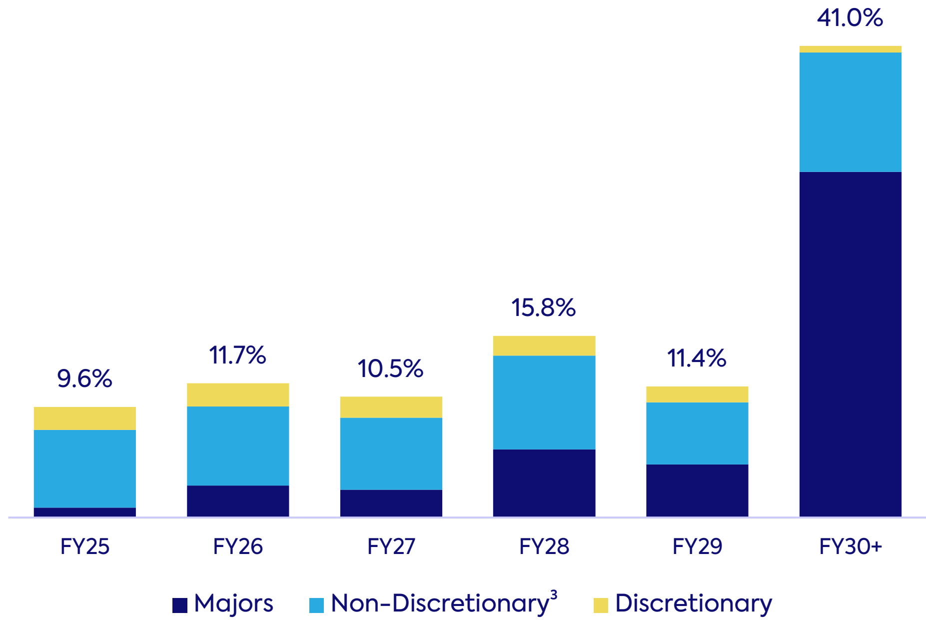
- Portfolio WALE decreased by 0.4 years[1] with the natural expiry profile of anchor leases
- Proactive leasing deals reduces prior anticipated FY25 expiries from 11.1% to 9.6%

4.1%

Average annual fixed rent reviews[2]

- 0.3% increase in portfolio average annual fixed rent reviews[1]
- Average annual fixed rent reviews are applied across 92% of our specialty and mini major tenants
- Average specialty gross rent across the portfolio increased by 7.6% from $818 per sqm to $880 per sqm[1]

Overall Lease Expiry
(% of gross income)



1. Compared to 30 Jun 2023
2. On all deals with the exception of Major option renewals
3. Non-Discretionary includes ATM's, offices and other non-retail tenancies

Partnering with our anchor tenants to drive sales

Over 46% of supermarkets generating turnover rent

127

Anchor tenants

- 47% of total gross rent provides income stability
- We are one of the largest landlords of Woolworths and Coles with 60 and 31 stores respectively

78

Direct to boot and e-commerce facilities

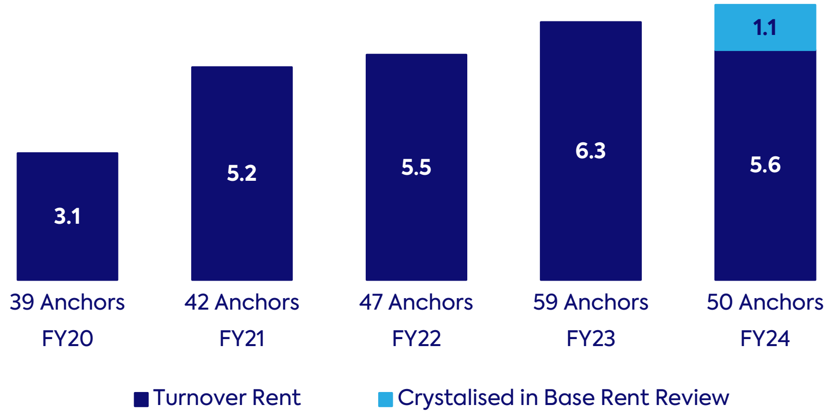
- 9 facilities completed in FY24 with a further 6 facilities currently being commissioned
- 97% of stores have online sales included in turnover rent

3.0%

Supermarket comparable MAT growth

- Supermarket MAT growth performance in line with average 3.2% growth since FY19
- 50 anchor tenants[1] generated $5.6m of turnover rent with a further 24 anchor tenants within 10% of threshold

Anchor turnover rent ($m)



Ocean Grove Marketplace, VIC

1. There are 9 anchors no longer generating turnover rent due to base rent crystalisation and disposals

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Portfolio Sales Performance

Resilient sales across non-discretionary tenants

Total portfolio comparable MAT growth by category

	30 Jun 2024[1]	30 Jun 2023
Supermarkets	3.0%	3.4%
Discount Department Stores	1.1%	9.4%
Mini Majors	2.9%	2.2%
Non-discretionary Specialties	4.1%	8.2%
Discretionary Specialties	(4.0%)	7.1%
Total	**2.5%**	**4.5%**

8.8%

Average specialty occupancy cost (vs 8.7%)[2]

$10,759 sqm

Total specialty sales productivity (vs $10,342 sqm)[2]

4.1%

Non-discretionary specialty MAT growth

Non-discretionary specialty tenants

	Comparable MAT growth	% of total gross rent[3]
Food & Liquor	1.5%	16.9%
Pharmacy & Healthcare	7.9%	8.1%
Medical & Beauty Services	5.0%	7.8%
Discount Variety	(2.3%)	3.0%
Communications	31.1%	1.2%
Total	**4.1%**	**37.0%**

Discretionary specialty tenants

	Comparable MAT growth	% of total gross rent[3]
Apparel	(6.2%)	4.1%
Leisure	(1.0%)	1.9%
Gifts / Florists	(3.9%)	1.8%
Other	(4.7%)	1.6%
Total	**(4.0%)**	**9.4%**
Total specialty tenants	**1.4%**	**46.4%**

1. Figures adjusted to 52 weeks as FY24 was a 53-week reporting period whereas total MAT was 4.0% for the full period based on sales submitted
2. Compared to 30 June 2023
3. Total excludes gross rent from tenants that do not report sales, which is approximately 7%

Leasing Activity

Record number of deals with solid leasing spreads

552
Total deals[1] completed

100,698
sqm of GLA leased[1]

4.0%
Average specialty leasing spreads

5.2%
Average uplift on specialty renewal deals

4.7%
Specialty vacancy improved from 5.0% at June 2023

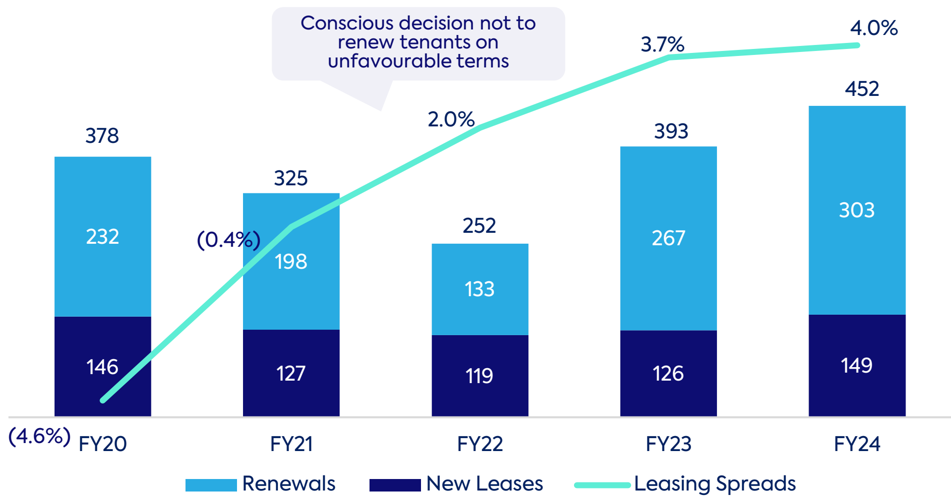
4.1%
Average annual fixed rent reviews[2]

Specialty tenant metrics

Renewals	30 Jun 2024	30 Jun 2023
Number	303	267
Retention (%)	83%	82%
GLA (sqm)	34,447	29,506
Average uplift (%)	5.2%	4.7%
Incentive (months)	0.4	0.2

New Leases	30 Jun 2024	30 Jun 2023
Number	149	126
GLA (sqm)	14,792	12,526
Average uplift (%)	1.6%	1.2%
Incentive (months)	9.6	10.0

Number of specialty deals completed and leasing spreads (%)

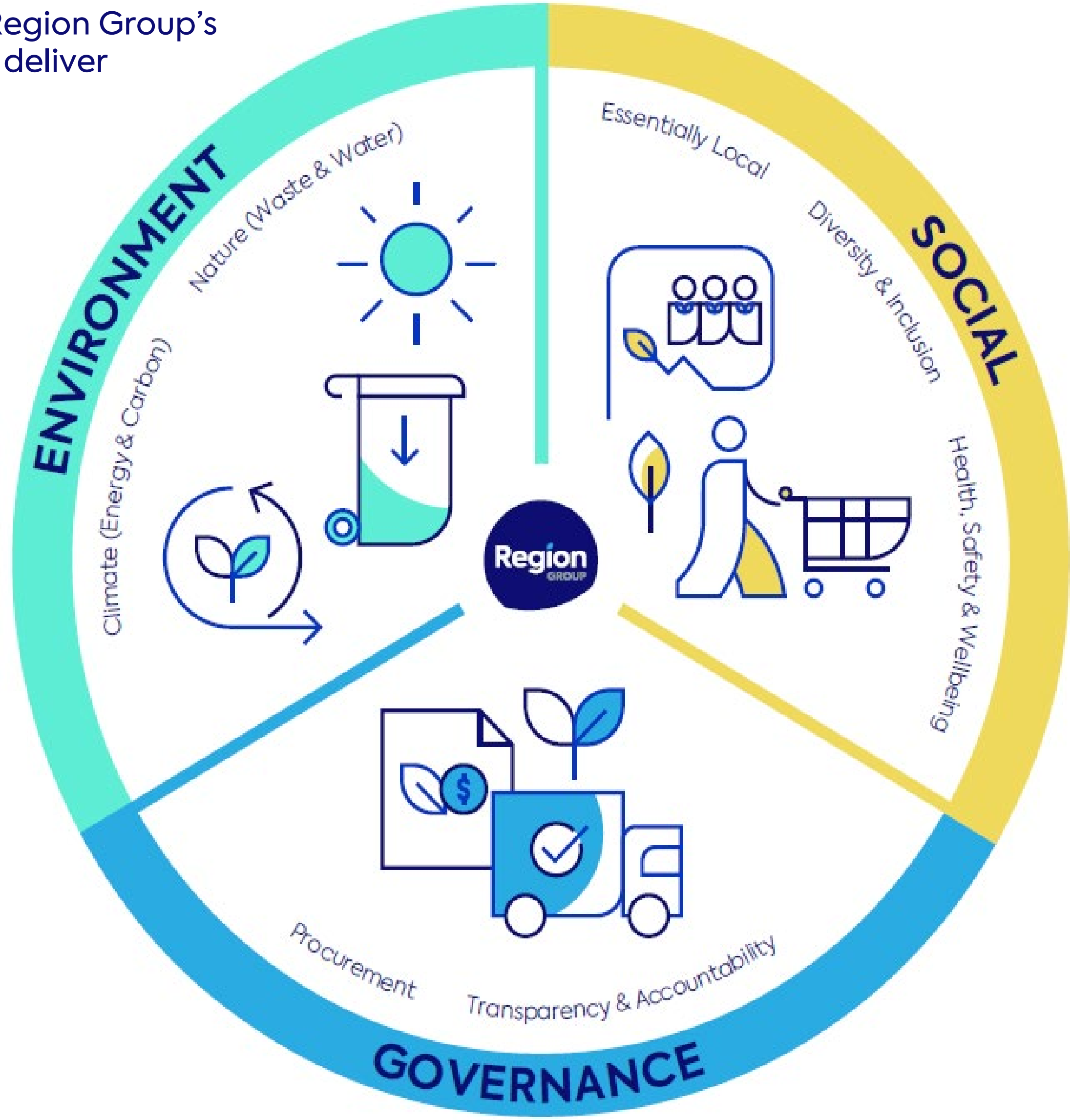


1. Includes deals and GLA for Specialties, Mini Majors, Padsites, ATMs, Office and Majors option renewals
2. On all deals with the exception of Majors option renewals

Refreshed Sustainability Strategy

Introducing an increased focus on Governance, particularly Procurement and Transparency & Accountability

These pillars demonstrate Region Group's values and commitment to deliver positive change.



See the FY24 Sustainability Report for more information on all aspects of our sustainability strategy, framework and results

Region GROUP

Expected to reach Net Zero (scope 1 & 2) target by FY30

Target to be achieved through operational decarbonisation, with no carbon credits purchased to date

FY16 – FY20
- First Region Group Sustainability Strategy launched with 3 pillars
- First solar PV project commenced at Griffin Plaza
- 2.4MW solar PV added through acquisitions
- Commenced our first energy-efficient Building Management Systems (BMS) project

FY21
- 0.2MW solar PV added to the portfolio
- Launched our Sustainability Strategy with 6 pillars
- Committed to Net Zero Scope 1 and Scope 2 GHG emissions by FY30
- LED lighting project commenced

FY22
- 6.2MW solar PV generation capacity installed across 6 Western Australian centres
- 100% LED lighting installed in all centres

FY23
- 5.3MW solar PV generation capacity installed or under construction across 9 centres
- 0.8MW solar PV added through acquisitions
- Commenced new embedded network roll-outs
- Investigated the feasibility of large-scale onsite electricity storage

FY24
16.1MW across 29 sites installed and operational by the end of FY24

- 7.9MW solar PV generation installed, under construction or in design across 13 sites
- Continue embedded network roll-outs where solar PV is installed
- Install LED lighting to new property acquisitions
- Complete energy efficiency audit at Auburn Central
- Reduced our consumption by 20% compared to FY19 on a like for like basis

FY25
- Install at least 2.2MW solar PV generation capacity
- Continue embedded network roll-outs where solar PV is installed
- Perform a review at our highest gas usage centres
- Evaluation of the economic viability of installing batteries

FY26
- 25MW total onsite solar PV generation installed or under construction commenced
- Continue replacing HVAC and other systems to eliminate ozone-depleting R22 refrigerant at the end of useful life

FY27 – FY28
- Commence electrification of our highest gas usage centres

FY30
- Reduce 10% of gas through electrification by FY30
- Net Zero Scope 1 and Scope 2 GHG emissions

FY30 – FY40
- Eliminate all gas usage by FY40 by replacing plant at end-of-life with electric alternatives

FY24 Sustainability Achievements

Highlighting our social responsibility and good governance

Whitsunday Shopping Centre donated space for local community initiative 'Boomerang Bags'

Members of the Region Group team volunteering at The Salvation Army's Street Level Mission

SOCIAL

844
Stronger Communities events or initiatives held

208
Students supported through our partnership with The Smith Family

$0.4m
Space donated as a value of forgone rent

100%
Encouragement to volunteer for Salvation Army and Oz Harvest

798
Hours of Centre management time donated to an Essentially Local cause

40:40:20
Gender balance maintained (directors and total employees)

GOVERNANCE

Climate
Risks and opportunities reported to ARMCC

68%
Scope 3 emissions reporting coverage improved following the installation of embedded networks

ASRS
Alignment underway

We expect to pay $2.0m to fully align to ASRS by FY27. Our ongoing sustainability reporting costs will be at least $1.0m per annum.

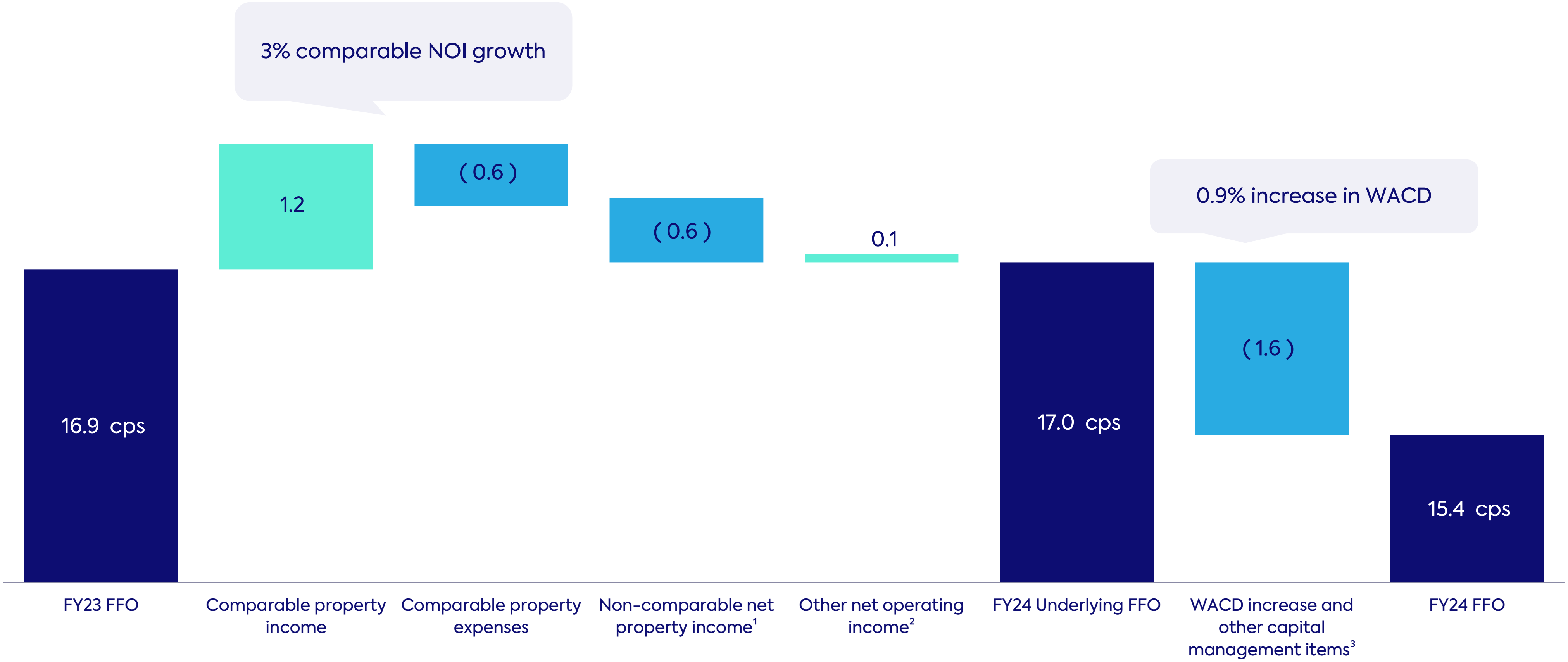
3. Financial Performance

Evan Walsh

Chief Financial Officer

Stable underlying FFO per security growth

3% comparable NOI growth is outweighed by increase in cost of debt



1. Insurance income, ECL, rent guarantees and net property disposals
2. CQR distribution income, funds management and fund through development income offset by corporate and tax expenses
3. WACD increase from 3.4% to 4.3% and issuance of new securities for the 2H FY23 DRP

Financial Results

Elevated cost of debt and inflationary pressure on expenses masks solid underlying growth

AFFO 13.6 cps (decrease of 11.1%) with distribution of 13.7 cps

3.0% comparable NOI growth

- 3.9% comparable revenue growth
- 5.9% comparable property expense growth
- excludes acquisitions, disposals, developments, ECL and rent guarantees

$13.3m earnings impact from WACD increase from 3.4% to 4.3% pa

Record volume of leasing activity results in $1.9m (18.6%) increase in leasing incentives and costs

$m	30 Jun 24	30 Jun 23	% change
Property income	383.5	373.9	2.6%
Property expenses	(132.3)	(124.4)	6.4%
Net operating income	**251.2**	**249.5**	**0.7%[1]**
Insurance income	0.4	2.9	(86.2%)
Other operating income[2]	3.4	4.9	(30.6%)
Corporate expenses	(13.6)	(15.7)	(13.4%)
Net interest expense	(62.8)	(48.6)	29.2%
Tax expense	(0.2)	(0.5)	(60.0%)
Funds From Operations (FFO)	**178.4**	**192.5**	**(7.3%)**
Maintenance capital expenditure	(8.6)	(8.4)	2.4%
Leasing incentives and costs	(12.1)	(10.2)	18.6%
Adjusted Funds From Operations (AFFO)	**157.7**	**173.9**	**(9.3%)**
Statutory profit/(loss) after tax[3]	**17.3**	**(123.6)**	**114.0%**

FFO per security (cents)	15.38	16.94	(9.2%)
AFFO per security (cents)	13.60	15.30	(11.1%)
Distribution per security (cents)	13.70	15.20	(9.9%)
Distribution payout ratio (% of FFO)	89.2%	90.1%	
Distribution payout ratio (% of AFFO)	101.0%	99.7%	

1. Non comparable movement for the period is impacted by acquisitions, disposals, developments, ECL and rent guarantees
2. Includes management and investment income from funds management and fund through development income. FY23 includes distribution income from investment in CQR
3. Refer to appendix for reconciliation of statutory net profit after tax to AFFO

Balance Sheet

Conservative balance sheet provides flexibility for growth opportunities

$4.8bn Assets Under Management includes the $74.0m acquisition of Cooleman Court and $67.7m disposal of non-core retail properties during the period

Gearing of 32.9% is at the lower end of our 30-40% target range

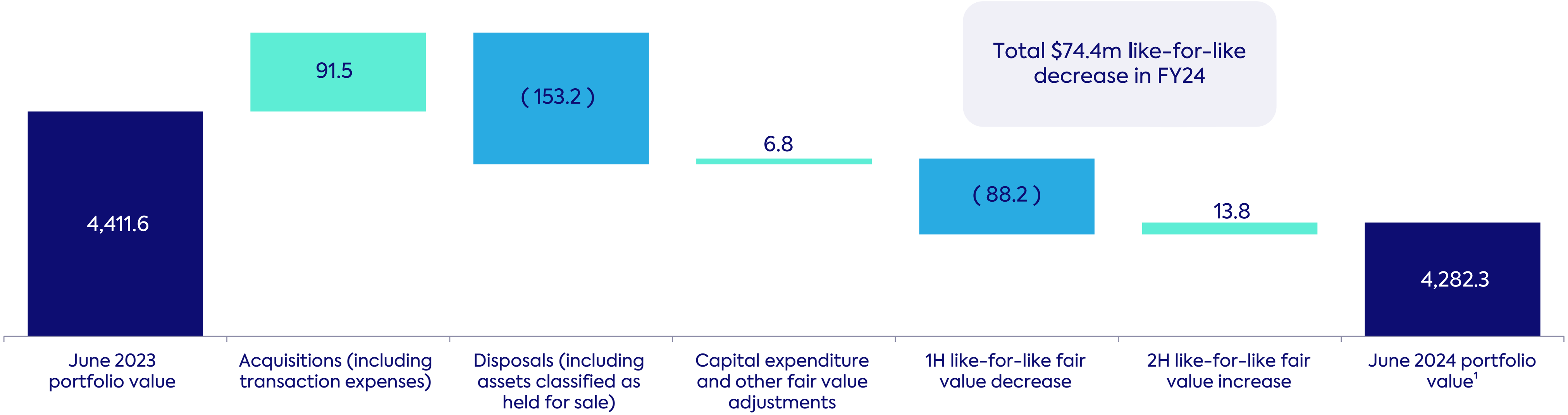
Tenant arrears are low at 1.0% of billings with net tenant receivables reduced by $2.1m to $4.7m (0.1% of total assets)

$m	30 Jun 24	30 Jun 23	% change
Cash and cash equivalents	19.4	23.8	(18.5%)
Investment properties	4,282.3	4,411.6	(2.9%)
Investment properties held for sale	85.5	–	nm
Investment in associates	24.7	28.5	(13.3%)
Other assets	140.0	158.1	(11.4%)
Total assets	**4,551.9**	**4,622.0**	**(1.5%)**
Interest bearing liabilities	1,565.4	1,523.4	2.8%
Distribution payable	81.4	88.5	(8.0%)
Other liabilities	90.6	82.1	10.4%
Total liabilities	**1,737.4**	**1,694.0**	**2.6%**
Net tangible assets (NTA)	**2,814.5**	**2,928.0**	**(3.9%)**
Securities on issue (m)	1,161.8	1,148.9	1.1%
NTA per security ($)	**2.42**	**2.55**	**(5.1%)**
Assets under management (AUM) (including Metro Fund 1)	**4,821.8**	**4,935.1**	**(2.3%)**

Property Valuations Stabilised

Income growth and stable cap rates drove 2H FY24 like-for-like valuation increase

Portfolio Value
($m)



0.3%
like-for-like valuation
increase since December 2023

$89.0m
acquisitions[2]
includes Cooleman Court, ACT and land adjacent to Delacombe Town Centre, VIC

6.07%
cap rate
increase of 3 bps since December 2023

1. Excluding assets held for sale at 30 June 2024
2. Excluding transaction expenses and settlement adjustments

Hedging activity mitigates near term interest rate exposure

Zero cost hedge restructure and $300m MTN issuance increases FY25 hedging to 96% (from 57%)

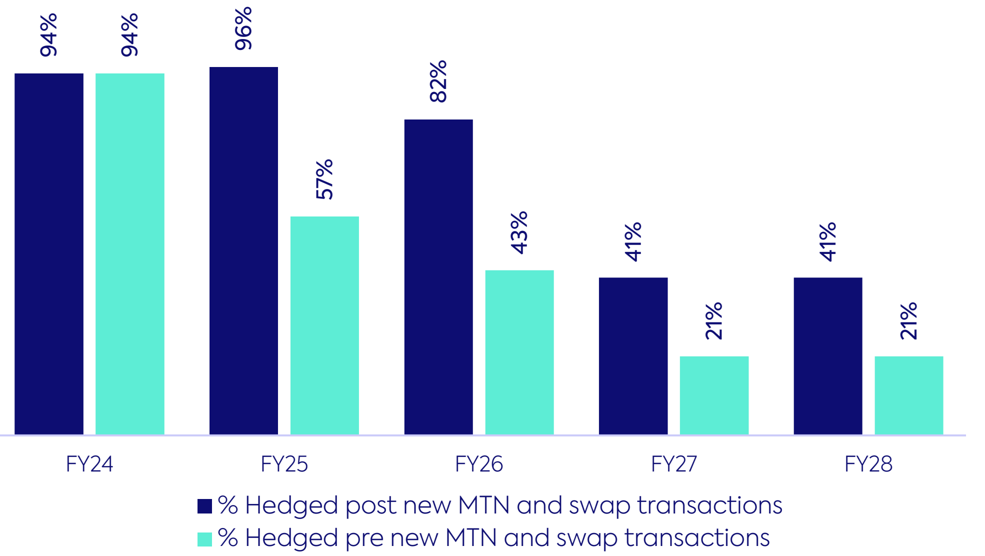
Impressive pricing on new 7-year Medium-Term Note (MTN) issuance

- $300m face value
- Issued in Mar 2024 with maturity in Mar 2031
- Coupon of 5.55% with a margin of 1.45%
- The final orderbook was 4.6x oversubscribed

Interest rate swaps

- FY24 WACD of 4.3%
- Restructured $300m of interest rate swaps in FY24 at zero cost
- Average cost of interest rate hedges:
  - 2.53% in FY24
  - 2.68% in FY25[1]
  - 3.16% in FY26[1]
- Callable swaps that were entered into in Aug 2023 have not been called (i.e. cancelled). Region will manage the hedged position on a monthly basis until they are called or expire in August 2026.

Hedge Expiry Profile Based on Debt Drawn
($m)



1. Excluding callable interest rate swap that could be called (i.e. cancelled) at the banks election on a monthly basis until it is called or expires in August 2026

Debt Management

FY24 capital management activity provides secure platform for growth

Baa1 (stable) maintained Moody's credit rating

94.2% of debt fixed / hedged in FY24 and 96% in FY25

$262.4m available liquidity

32.3% pro forma gearing

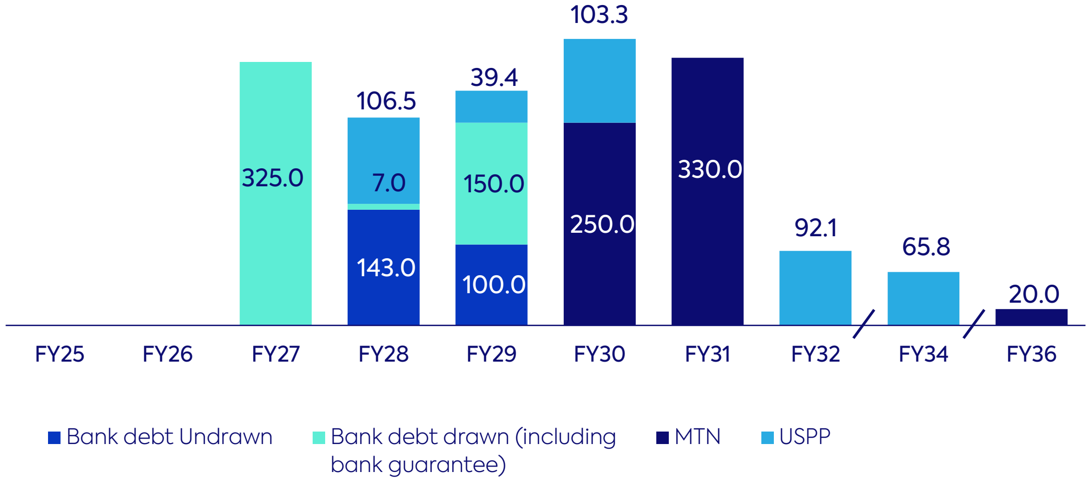
No debt expiries until FY27 following the refinance of two bank facilities in FY24

New $100m 5-year facility with Big 4 Australian Bank

Key debt metrics

	30 Jun 2024	30 Jun 2023
Facility limit ($m)	1,732.1	1,807.1
Drawn debt (net of cash $m)	1,459.5	1,411.3
Cash and undrawn debt capacity ($m)	262.4	385.7
Average debt maturity (yrs)	4.9	4.4
% debt fixed / hedged	94.2%	79.7%
Fixed / hedged debt maturity (yrs)	2.7	2.3

Debt Facilities Expiry Profile
($m)



4. Value Creation Opportunities

Anthony Mellowes

Chief Executive Officer

Portfolio Composition Approach

Acquisition of Cooleman Court and current disposal program largely complete

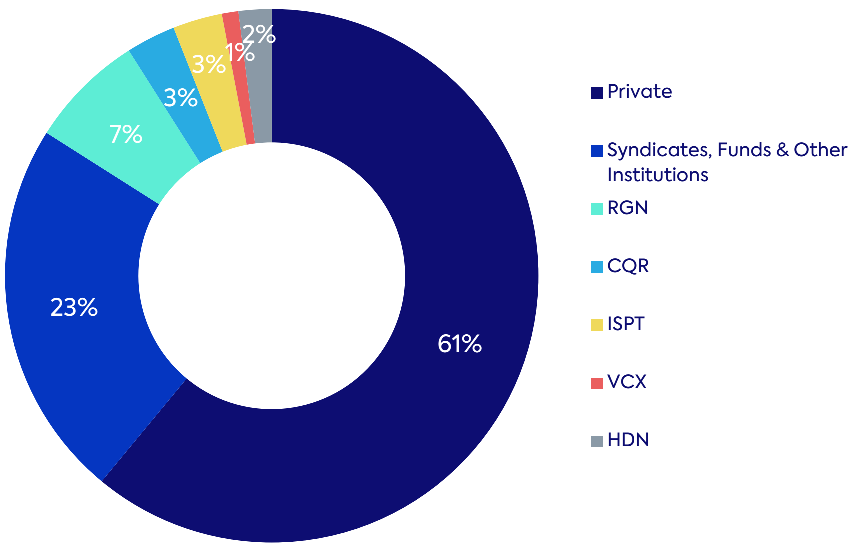
Largest owner of convenience-based centres with a proven transactional track record

- 7% share of the market which is dominated by private owners
- Strong relationship with Woolworths and Coles being one of their largest landlords
- Average of six acquisitions at over $200m annually over the past ten years

Disciplined transactions in line with investment criteria

- Acquired Cooleman Court for $74.0m – the centre is located in an affluent growth area of Canberra ACT with Woolworths currently upgrading and expanding their store
- Divested eight retail centres for $176.7m since May 2023 as part of the capital recycling program
- Continued curation of our portfolio composition

Ownership of convenience-based centres



Cooleman Court, ACT

Increasing the scale of our funds management platform

Acquired management rights for zero consideration

	Metro Fund 1	Metro Fund 2 (from Sept 2024)
$689m assets under management with further investment capacity	7 centres totalling **$295m** with $750m target size	6 centres totalling **$394m**
Metropolitan neighbourhood centres	**Targeting** Sydney and Melbourne	**Located** across Australia
Capital structure	**80% global institutional investor / 20% RGN** with RGN appointed as Investment and Property Manager	

Establishment of $394m Metro Fund 2

We have committed to a 20% ($39.4m) co-investment in the fund at a cap rate of 5.68%

Cameron Park Plaza, NSW


Melbourne Square, VIC

Byford Village, WA


West Village, QLD

Omnia Potts Point, NSW

Spring Farm Shopping Centre, NSW

Region GROUP

Deploying recycled capital to drive portfolio performance

Divesting non-core, lower yielding properties and deploying into accretive opportunities

Divest non-core properties to enhance the portfolio

$176.7m of disposals

since May 2023 at an average passing yield of 5.3%

Reinvest into higher yielding opportunities with any surplus proceeds temporarily used to reduce debt balances

$74.0m acquisition

of Cooleman Court at an implied initial yield of 6.73%

$34.1m value-add capital expenditure

spent in FY24 with a target yield of 6-10%

$68.6m debt repayment

which was accretive compared to the marginal cost of debt

Indicative FY25 capital deployment program

Capital expenditure is expected to enhance future returns but could impact short term earnings

			Indicative spend
	Sustainability	• Investment in solar and embedded networks with six currently under construction and two in design	~$15m
	Centre repositioning	• Enhancing customer experience through tenant remixing, category curation, minor refurbishments and ambience upgrades • Detailed internal and external design and reconfiguration	~$25m
	Investing with our anchor tenants	• Investing with anchor tenants on e-commerce facilities to drive sales and turnover rent	~$10m
	Development	• Completion of Delacombe Town Centre Stage 2 • Ad hoc planning for large scale developments	~$25m
	Total		**~$75m**

Target returns at completion

Yield:
6-10%

10 year IRR:
> WACC

Solar investment drives sustainability initiatives

Capital expenditure progresses towards Net Zero target

$34.8m

Net Zero investment to date

16.1 MW

of solar PV completed by the end of FY24

25 MW

of solar PV targeted to be completed by the end of FY26

Marketplace Warner, QLD

Centre repositioning – life's essentials reimagined

$35m investment underway across three centres

Supporting better communities through life's essentials by focusing on the right tenant mix, category curation, and space and customer experience optimisation to drive asset value

45 leasing deals agreed to date as part of repositioning program

Pakenham Marketplace, VIC*

Lavington Square, NSW*

Miami One, QLD*

*Artist rendering, subject to change

Investments with anchor tenants and incremental developments

Targeted spend to enhance value of existing portfolio

Mudgeeraba Market Shopping Centre, QLD

Delacombe Town Centre (stage 2), VIC*

Investing in e-commerce facilities which includes Direct to Boot, Click 'n' Collect and configuration of loading docks to support increased sales

$14.5m spend to date on stage two of Delacombe Town Centre with a further $17.0m spend expected prior to practical completion in Dec 2024

*Artist rendering, subject to change

5. Outlook

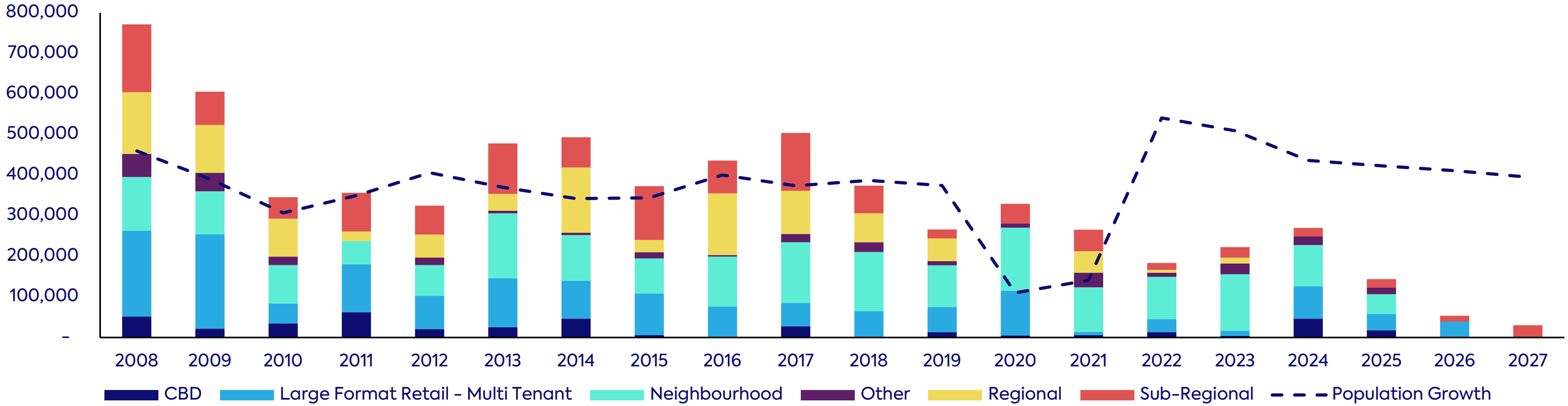
Anthony Mellowes and Evan Walsh

Chief Executive Officer and Chief Financial Officer

Portfolio is positioned to take advantage of market conditions

Limited new retail space with strong population growth will drive existing centre productivity

Retail space rollout (sqm) vs population growth (%)



Source: JLL Research, ABS

Market	Constrained shopping centre supply	+ Population growth exceeding long term average	→ Increased productivity
Region GROUP	Planned centre reinvestment to unlock potential	+ Low specialty occupancy cost	→ Increased specialty rent per sqm

Region GROUP

AFFO Growth Target

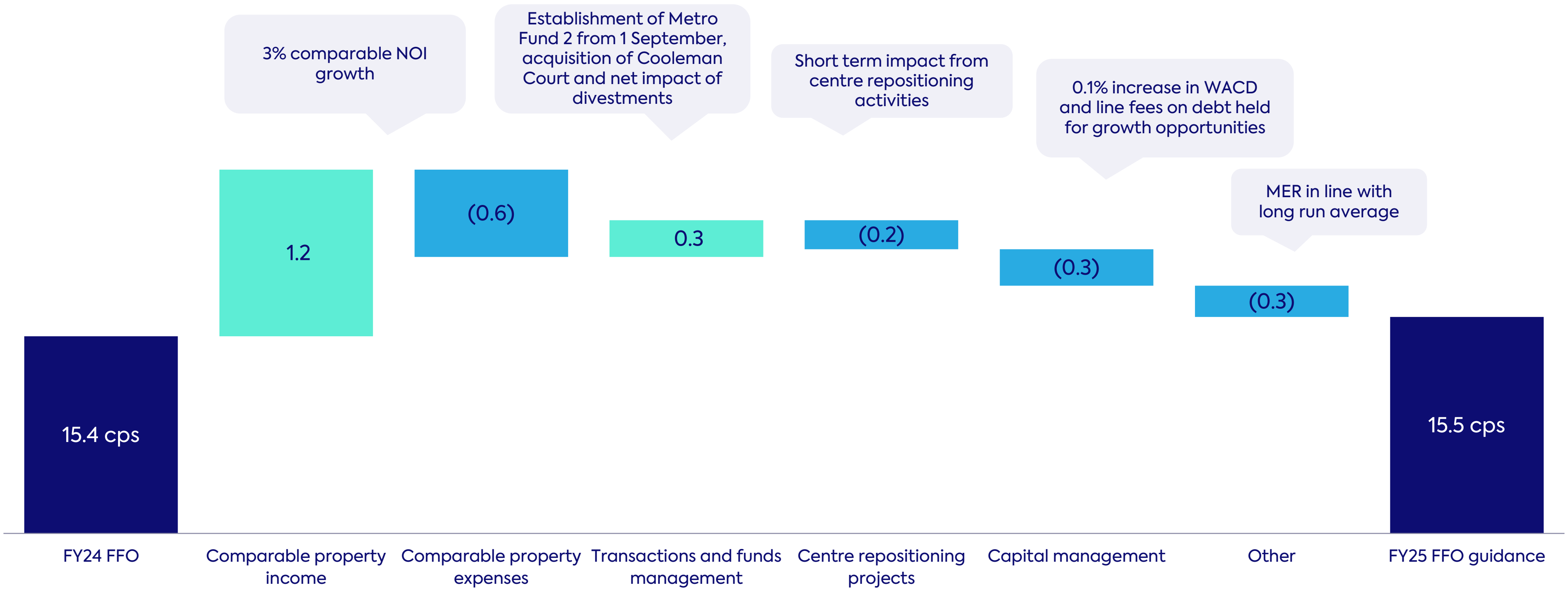
Target growth rate in the medium to longer term is 3-4%+ pa

		Description and Assumptions	Indicative contribution to AFFO growth rate (% pa) Medium to longer term
Comparable NOI Growth	Anchors rents	47% of rental income with 50 anchor tenants in turnover rent Sales are expected to grow at 2-4% pa	~1%
	Specialty rents	92% of rental income with annual fixed rent reviews of 4%+ pa Leasing spreads are expected to be greater than 3% pa	~2%
	Expenses	Assumed to grow at the same rate as rental income	0%
		Indicative comparable NOI growth (%)	**3%+**
Value creation	Portfolio Reinvestment	Investment in centre repositioning, sustainability, and targeted developments	**1%+**
	Capital Transactions	Acquisitions and non-core disposals across convenience based retail sector	
	Other	Growth in funds management business with high quality institutional capital looking for sector specialists	
		Indicative NOI growth (%)	**3-4%+**
Corporate	Corporate expenses	Target to increase no more than the NOI growth rate	0%
	Interest expense	Market movement mitigated in the short term to medium term with long term impact market dependent	Market dependent
		Indicative FFO growth (%)[1]	**3-4%+[1]**
Capex	Capital expenditure	Constant % of property value for maintenance capital and leasing costs	0%
		Indicative AFFO growth (%)[1]	**3-4%+[1]**

1. Market dependent

FY25 FFO guidance

Resilient portfolio performance and accretive transactional activity is offset by short term impact of investing in future growth



Guidance

- Assumes no additional acquisitions, disposals or funds management activity other than what has been disclosed
- Property expenses expected to be elevated with above inflation increases in statutory and regulatory costs and increased spending on safety and minimum presentation standards

Key Priorities and Outlook

Key priorities/ outlook

- Non-discretionary retail remains resilient with comparable NOI growth despite elevated expense growth
- Limited interest rate headwinds with 96% of debt hedged in FY25
- Balance sheet is supported with valuations stabilised and gearing at the lower end of our target range
- Continue to invest in our centres, maintain a disciplined approach to acquisitions and non-core divestments and explore funds management growth

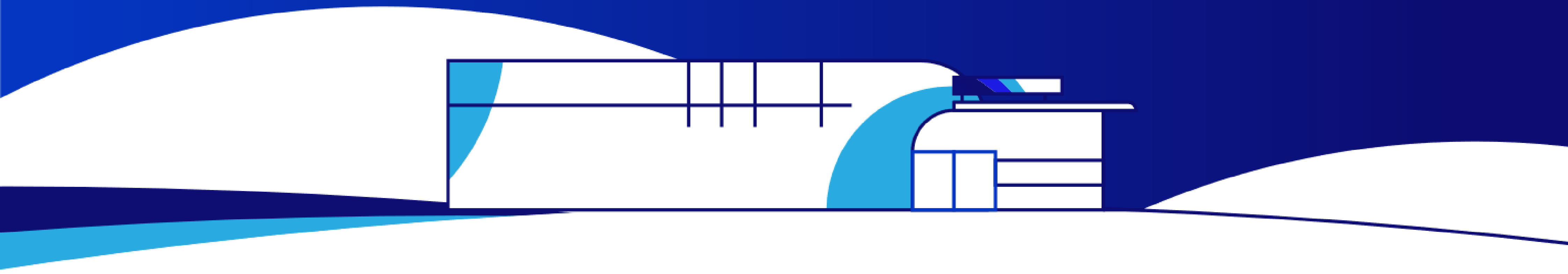
Earnings guidance

Assuming no significant change in market conditions, FY25 earnings guidance is:

- FFO of 15.5 cps
- AFFO of 13.7 cps

Target distribution per security payout ratio:

- ~90% of FFO
- ~100% of AFFO



6. Questions

7. Appendices

Portfolio Overview

99 retail properties under management including Metro Fund 1 centres

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

Anchor Tenants

- Anchor tenants generate 46.5% of portfolio gross rent on a fully leased basis
  - Woolworths Group 28.0%, includes Woolworths 23.4% and Big W 4.6%
  - Coles Group 10.7%
  - Wesfarmers Group[2] 4.6%, includes Kmart 2.7%, Bunnings 0.4%, Target 0.3%, Officeworks 0.2% and Health business 1.0%
  - Other anchor tenants 3.2%, includes Aldi, Dan Murphy's, Hoyts, Farmer Jack's and IGA
- Anchor tenant WALE is 7.1 years (by gross rent)
  - Of the six anchor tenants that expired in FY24, all exercised their options for an extended term
  - Of the five anchor tenants expiring in FY25, three have already exercised their option and negotiations are in progress for the remaining two

	30 Jun 2020	30 Jun 2021	30 Jun 2022	30 Jun 2023	30 Jun 2024
Woolworths Group					
Woolworths	58	64	62	62	60
Big W	9	11	10	11	11
Total	**67**	**75**	**72**	**73**	**71**
Coles Group[1]					
Coles	28	30	30	32	31
Total	**28**	**30**	**30**	**32**	**31**
Wesfarmers Group[2]					
Target	2	–	1	1	1
Kmart	4	6	7	8	8
Bunnings	1	1	1	1	1
Officeworks	–	1	1	1	1
Total	**7**	**8**	**10**	**11**	**11**
Other anchor tenants					
Aldi	2	3	3	4	5
Dan Murphy's	4	5	5	5	5
Farmer Jack's	1	1	1	1	1
Supa IGA	–	–	–	1	1
Romeo's Foodland	–	–	–	1	1
Hoyts	–	–	–	1	1
Total	**7**	**9**	**9**	**13**	**14**
Total anchor tenants	**109**	**122**	**121**	**129**	**127**

1. Gross rent includes liquor business tenants, store count excludes liquor business tenants
2. Gross rent includes Wesfarmers Health business tenants, store count excludes Wesfarmers Health business tenants

Income Statement: Statutory Profit to AFFO Reconciliation

For the year ended 30 June 2024

$m	Statutory profit 12 months to 30 Jun 2024	FFO adjustments	AFFO 12 months to 30 Jun 2024	AFFO 12 months to 30 Jun 2023	% change
Anchor rental income	152.9	-	152.9	151.5	0.9%
Specialty rental income	164.9	0.6	165.5	162.8	1.7%
Recoveries and recharge revenue	50.2	-	50.2	45.9	9.4%
Other income	14.9	-	14.9	13.7	8.8%
Rental straight-lining and amortisation of incentives	(9.4)	9.4	-	-	-
Gross property income	**373.5**	**10.0**	**383.5**	**373.9**	**2.6%**
Property expenses	(132.5)	0.2	(132.3)	(124.4)	6.4%
Property expenses / Gross property income (%)			34.5%	33.3%	1.2%
Net operating income	**241.0**	**10.2**	**251.2**	**249.5**	**0.7%**
Insurance income	4.5	(4.1)	0.4	2.9	(86.2%)
Distribution income from CQR	-	-	-	0.9	(100.0%)
Funds management income	1.3	-	1.3	2.6	(50.0%)
Share of net gain/ (loss) from associates relating to non-cash items	(3.8)	4.8	1.0	1.4	(28.6%)
Fund-through development income	1.1	-	1.1	-	nm
Corporate expenses	(16.4)	2.8	(13.6)	(15.7)	(13.4%)
Technology project expenses	(7.8)	7.8	-	-	-
Fair value of investment properties	(123.3)	123.3	-	-	-
Fair value of derivatives	(11.6)	11.6	-	-	-
Unrealised foreign exchange movement	0.1	(0.1)	-	-	-
Other expenses	(4.8)	4.8	-	-	-
EBIT	**80.3**	**161.1**	**241.4**	**241.6**	**(0.1%)**
Net interest expense	(62.8)	-	(62.8)	(48.6)	29.2%
Tax expense	(0.2)	-	(0.2)	(0.5)	(60.0%)
Statutory profit / FFO	**17.3**	**161.1**	**178.4**	**192.5**	**(7.3%)**
Maintenance capital expenditure			(8.6)	(8.4)	2.4%
Leasing incentives and costs			(12.1)	(10.2)	18.6%
AFFO			**157.7**	**173.9**	**(9.3%)**

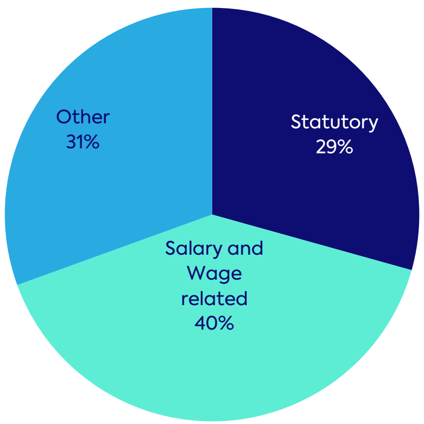
Outgoings Recoveries

76% recovery rate of recoverable specialty expenses

- Total property expenses of $132.3m include:
  - $105.9m of property expenses can be recovered from our tenants with a recovery rate of 47%
  - $26.4m of property expenses are not able to be recovered due to being either owners related expenses or from government legislation prohibiting any recovery
- Recoverable property expenses are allocated on a GLA basis with 58% allocated to anchor tenants and 42% to specialty tenants
- The low 27% recovery rate for anchor tenants reflects a typical lease where only the incremental increase in statutory expenses over the base is recovered
- Specialty tenant leases typically allow for either partial or full recovery of allocated property expenses, reflecting the 76% recovery rate

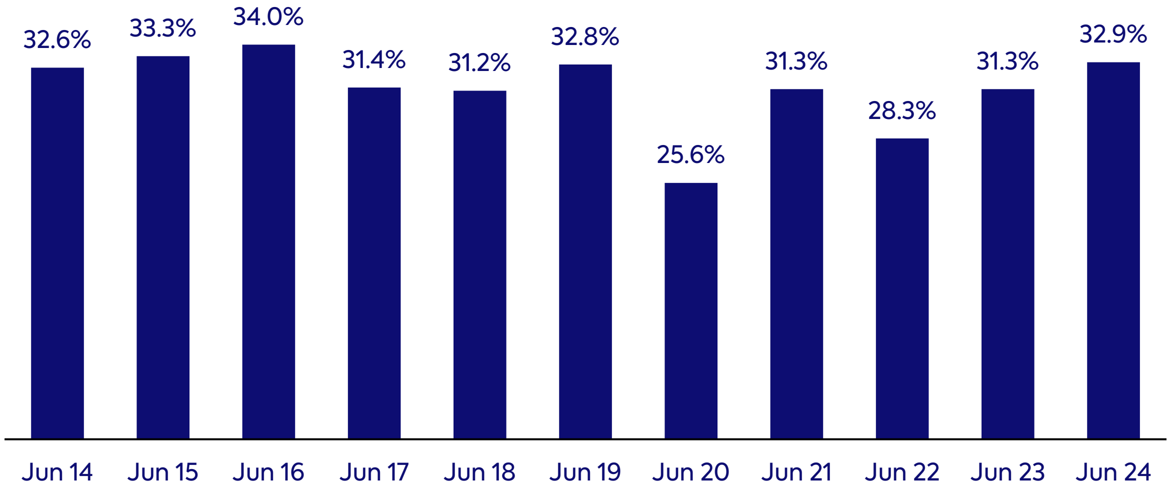
$m	Total property expenses	Recoverable income	Net property expenses	Recovery rate (%)
Statutory expenses	(42.8)			
Salary and wages related expenses	(55.1)			
Other expenses	(34.4)			
Total property expenses	**(132.3)**	50.2	**(82.1)**	
Add back non recoverable expenses:				
Government legislation	13.9			
Owners expenses	12.5			
Total recoverable property expenses	**(105.9)**	**50.2**	**(55.7)**	**47%**
Recoverable property expense allocation				
Anchor tenants	(61.8)	16.8	(45.0)	27%
Specialty tenants	(44.1)	33.4	(10.7)	76%

Recoverable property expenses (split by type)



Covenants

Gearing (%)



	30 Jun 2024	30 Jun 2023	Covenant
Gearing	32.9%	31.3%	50.0%
Pro forma gearing	32.3%	–	–
Look-through gearing	32.8%	31.9%	–
Interest cover ratio	3.7x	4.7x	2.0x
Net debt / FFO (before interest and tax)	6.0x	5.8x	–

$m	30 Jun 2024	30 Jun 2023
Bilateral and syndicated facilities – unsecured		
Bank and syndicated facilities drawn	471.8	503.0
	471.8	503.0
AU$ MTN – unsecured		
Unsecured AU$ Medium term notes	600.0	525.0
	600.0	525.0
US Notes – unsecured		
US$ denominated notes – USD face value	300.0	300.0
Economically hedged exchange rate	0.8402	0.8402
US$ denominated notes – AUD equivalent	357.1	357.1
US AU$ denominated notes	50.0	50.0
	407.1	407.1
Total interest bearing liabilities	1,478.9	1,435.1
Less: cash	(19.4)	(23.8)
Net finance debt for gearing	**1,459.5**	**1,411.3**
Total assets	4,551.9	4,622.0
Less: cash	(19.4)	(23.8)
Less: derivative values included in total assets	(99.8)	(92.8)
Net total assets for gearing	**4,432.7**	**4,505.4**

Debt facilities & interest rate hedging

Debt facilities
At 30 Jun 2024

	Facility limit	Drawn debt	Financing capacity	Maturity / Notes
	A$m	A$m	A$m	
Bank and syndicated facilities				
Bank bilateral (including bank guarantee)	325.0	314.8	10.2	FY27: $50m Jul 2026, $225m Oct 2026, and $50m May 2027
Bank bilateral	150.0	7.0	143.0	FY28: $150m May 2028,
Bank bilateral	100.0	–	100.0	FY29: $100m June 2029
Bank syndicated facilities	150.0	150.0	–	FY29: $150m Nov 2028
	725.0	**471.8**	**253.2**	
Medium term notes (fixed rate AU$ MTN)				
Medium Term Note	250.0	250.0	–	FY30: Sep 2029; Coupon of 2.45%
Medium Term Note	30.0	30.0	–	FY31: Sep 2030; Coupon of 3.25%
Medium Term Note	300.0	300.0	–	FY31: Mar 2031; Coupon of 5.55%
Medium Term Note	20.0	20.0	–	FY36: Sep 2035; Coupon of 3.50%
	600.0	**600.0**	**–**	
US private placement				
US$ denominated[1]	106.5	106.5	–	FY28: Aug 2027
US$ denominated[1]	39.4	39.4	–	FY29: Sep 2028
US$ denominated[1]	53.3	53.3	–	FY30: Aug 2029
AU$ denominated	50.0	50.0	–	FY30: Aug 2029
US$ denominated[1]	92.1	92.1	–	FY32: Sep 2031
US$ denominated[1]	65.8	65.8	–	FY34: Sep 2033
	407.1	**407.1**	**–**	
Total unsecured financing facilities	**1,732.1**	**1,478.9**	**253.2**	
(Less)/add: cash		**(19.4)**	**19.4**	
Net debt[2]		**1,459.5**	**272.6**	
Less: debt facilities used for bank guarantees			(10.2)	FY27: Jul 2026
Total cash and undrawn facilities			**262.4**	

Other hedges
At 30 Jun 2024

Hedging	**Weighted Notional face value**	**Average fixed rate swap**
Interest rate swap – FY25[3]	787.5	2.68%
Interest rate swap – FY26[3]	616.7	3.16%
Interest rate swap – FY27[3]	75.0	3.04%

1. USPP's issued in 2014 and 2018: USD$ denominated repayment obligations have been fully hedged through cross currency interest rate swaps
2. Net debt of $1,459.5m is made up of statutory debt of $1,565.4m less $92.8m being the revaluation of the USPP US$ denominated debt from statutory value of $449.9m (using the prevailing Jun 2024 spot exchange rate) to restate the USPP to its hedged value of $357.1m plus unamortised debt fees and MTN discount / premium of $6.3m less $19.4m cash and cash equivalents and excludes bank guarantees of $10.2m
3. Callable swaps, that were entered into in Aug 2023 have not been called (i.e. cancelled). Region will manage the hedged position on a monthly basis until they are called or expire in August 2026.

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

AUM: Assets under management

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. Exclude properties under development, disposals, refurbishment impacted properties and temporarily competition-impacted anchors.

ECL: Expected credit loss

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 income: includes all contracted rental charges to tenants, including turnover rent

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

ICR: Interest Coverage Ratio

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

Look-through gearing: includes our 20% interest in the Metro Fund 1

MER: Management Expense Ratio (corporate expenses as a percentage of AUM)

Net Zero: Net Zero target is for scope 1 and scope 2 emissions only

NOI: Net operating income

NPI: Net property income

NTA: Net tangible assets

Pro forma gearing: includes the sale of Soda Factory, Northgate Tamworth Shopping Centre, Lillybrook Shopping Centre and the 20% interest in Metro Fund 2

WACC: Weighted Average Cost of Capital

WACD: Weighted Average Cost of Debt

WALE: Weighted average lease expiry calculated based on gross rent

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