

Form 605Corporations Act 2001
Section 671B**Notice of ceasing to be a substantial holder**

To Company Name/Scheme REGION GROUP

ACN/ARSN REGION RE LTD (ABN 47 158 809 851), REGION MANAGEMENT TRUST (ARSN 160 612 626), REGION RETAIL TRUST (ARSN 160 612 788)

1. Details of substantial holder (1)

Name YARRA CAPITAL MANAGEMENT LIMITED ACN 003 376 252 (**YCML**); YARRA FUNDS MANAGEMENT LIMITED ACN 005 885 567 (**YFM**); YARRA CAPITAL MANAGEMENT HOLDINGS PTY LTD ACN 614 782 795 (**YCMH**); YARRA MANAGEMENT NOMINEES PTY LTD ACN 616 681 068 (**YMN**); AA AUSTRALIA FINCO PTY LTD ACN 614 781 172 (**FINCO**); TA SP AUSTRALIA TOPCO PTY LTD ACN 612 486 452 (**TOPCO**); TA UNIVERSAL INVESTMENT HOLDINGS LTD (**UNIVERSAL**)

ACN/ARSN (if applicable) See above

The holder ceased to be a substantial holder on 09/07/2026

The previous notice was given to the company on 04/05/2026

The previous notice was dated 04/05/2026

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
01 May 2026 – 09 July 2026	All substantial holders named in 1 above	Purchased	\$2,446,959	1,083,586	1,083,586
		Sold	\$3,086,157	1,321,591	1,321,591

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
YCML	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
YCMH	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
YFM	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
YMN	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
FINCO	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
TOPCO	LEVEL 19, 101 COLLINS STREET, MELBOURNE VICTORIA 3000
UNIVERSAL	3RD FLOOR, DEVONSHIRE HOUSE 1 MAYFAIR PLACE, LONDON W1J 8AJ, UNITED KINGDOM

Signature

print name GARVIN LOUIE

capacity COMPANY SECRETARY OF YFM

sign here

date

13 July 2026

