17 August 2026

ASX Announcement

Region Group (RGN) Announces FY26 Results

RGN today announces its full year results for the year ended 30 June 2026.

Financial results

- Statutory net profit after tax of $268.8 million
- FFO of 16.0 cents per security, an increase of 3.2% from FY25
- AFFO of 14.1 cents per security, an increase of 2.9% from FY25 with 100% distributed to security holders
- NTA of $2.57 per security, an increase of 4.0% from FY25
- Over $1 billion of debt refinanced at improved borrowing margins
- WACD of 4.5% pa with 100% of debt hedged / fixed at an average rate of 2.9% before margin

Operational performance

- Comparable NOI growth of 3.3%
- Comparable MAT growth of 3.3% driven by supermarket MAT growth of 4.1%
- 58% of supermarkets generating turnover rent with a further 15% within 10% of turnover rent threshold
- 4.0% average leasing spreads and 4.4% average annual rent increases achieved on 380 specialty leasing deals
- Portfolio occupancy of 98.1%, an increase from 97.5% in FY25

RGN's Managing Director and Chief Executive Officer, Greg Chubb said: "FY26 was a strong year for RGN with comparable NOI growth of 3.3%. There is significant opportunity and momentum to pursue further organic growth across the RGN essential retail portfolio where our scale, focus and expertise create advantage.

Supermarkets across the RGN portfolio continue to outperform with comparable MAT growth of 4.1% driving comparable portfolio MAT growth of 3.3%.

Tenant demand remains healthy with 380 specialty leases completed over the period at positive leasing spreads of 4.0%, average annual rent increases of 4.4% and average lease terms extended to 6.3 years for new deals.

During the year we were pleased to further optimise the portfolio with divestment and acquisition activity as well as grow in our existing Metro Fund partnership with a global institutional investor.

This positive momentum translated to a 9.8% security holder return over the year, which outperformed both the ASX 200 Index and ASX 200 A-REIT Index.

As we look ahead to FY27 and beyond, I am confident in our strategy, the quality of our essential retail portfolio and the opportunities identified to continue growing distributions and security holder returns."

RGN's Chief Financial Officer, David Salmon said: "RGN's approach to capital management remains disciplined, with 100% of debt hedged and over $1 billion of debt refinanced at reduced borrowing margins resulting in a weighted average cost of debt of 4.5%.

Looking ahead, with pro forma gearing below the midpoint of our target 30-40% range, over $200.0 million of undrawn debt capacity and high levels of hedging in place at attractive rates, we are well positioned for earnings growth."

Outlook and Earnings Guidance

RGN's strategy is to generate defensive and resilient cashflows that support growing distributions and security holder returns by maximising performance from Australia's leading internally managed essential retail portfolio.

Assuming no significant change in market conditions and based on information currently available, our FY27 earnings guidance is 3.0% growth to FFO of 16.5 cents per security and 3.0% growth to AFFO of 14.5 cents per security. The distribution payout ratio is expected to be approximately 100% of AFFO.

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

ENDS

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