

Form 603

Corporations Act 2001
Section 671B

Notice of initial 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 became a substantial holder on 30/ 04 /2026

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities(4)	Number of securities	Person's votes(5)	Voting power(6)
Ordinary Fully Paid Shares	57,505,622	57,505,622	5.01%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
YCML	Relevant interest pursuant to s608(3)(b) of the Corporations Act (CA), being a relevant interest held through a body corporate (TA SP Australia TopCo Pty Limited (TOPCO), AA Australia FinCo Pty Limited (FINCO), Yarra Capital Management Holding Pty Ltd (YCMH), Yarra Funds Management Limited (YFM)) that YCML controls	Ordinary Fully Paid Shares / 57,505,622
YCMH	Relevant interest pursuant to s608(3)(b) of the Corporations Act (CA), being a relevant interest held through a body corporate (YFM) that YCMH controls	Ordinary Fully Paid Shares / 57,505,622
YFM	Relevant interest pursuant to s608(1) of the CA, being the power to exercise or control the exercise of a right to vote attached to the securities and/or the power to dispose of securities as investment manager or trustee.	Ordinary Fully Paid Shares / 57,505,622
YMN	Relevant interest pursuant to s608(3)(a) of the CA, being a relevant interest held through a body corporate (YCMH) in which YMN's voting power is more than 20%	Ordinary Fully Paid Shares / 57,505,622
FINCO	Relevant interest pursuant to s608(3)(a) of the CA, being a relevant interest held through a body corporate (YCMH) in which FINCO's voting power is more than 20%	Ordinary Fully Paid Shares / 57,505,622

TOPCO	Relevant interest pursuant to s608(3)(b) of the CA, being a relevant interest held through a body corporate (FINCO) that TOPCO controls	Ordinary Fully Paid Shares / 57,505,622
UNIVERSAL	Relevant interest pursuant to s608(3)(b) of the CA, being a relevant interest held through a body corporate (TOPCO) that UNIVERSAL controls	Ordinary Fully Paid Shares / 57,505,622

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
All substantial holders named in 1 above	Citigroup Pty Limited	YFM as the responsible entity for a range of managed investment schemes	Ordinary Fully Paid Shares / 7,790,695
All substantial holders named in 1 above	Citigroup Pty Limited; JP Morgan Nominees Australia Ltd; Northern Trust Company; State Street Australia Limited	Relevant interest held in YFM's capacity as investment manager for a range of client portfolios	Ordinary Fully Paid Shares / 49,714,927

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
All substantial holders names in 1 above	30 December 2025 – 30 April 2026	\$12,869,325	-	5,843,584 ordinary fully paid shares
		\$7,486,378	-	3,330,672 ordinary fully paid shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

7. 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

04 / 05 / 2026
