Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	Region Group
ABN	Region RE Limited (ABN 47 158 809 851) Region Management Trust (ARSN 160 612 626) Region Retail Trust (ARSN 160 612 788)

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Gregory Chubb
Date of last notice	27 October 2026

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	N/A
Date of change	2 November 2026
No. of securities held prior to change	1,862,477 performance rights (comprising 1,098,852 Sign on Award Rights, 84,310 STI Rights and 679,315 LTI Rights) issued under the Region Group Executive Incentive Plan
Class	Stapled Units
Number acquired	566,403 Stapled Units
Number disposed	549,426 performance rights (all of which are Sign on Award Rights)
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil

No. of securities held after change	Stapled Units • 566,403 Stapled Units (comprising 549,426 Stapled Units issued on the vesting of 549,426 Sign on Award Rights, together with 16,977 additional Stapled Units representing the distribution-equivalent entitlement attaching to those Sign on Award Rights) Performance Rights • 1,313,051 performance rights (comprising 549,426 Sign on Award Rights, 84,310 STI Rights and 679,315 LTI Rights) issued under the Region Group Executive Incentive Plan
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Vesting of 549,426 tranche 1 Sign on Award Rights under the Region Group Executive Incentive Plan, resulting in the issue of 566,403 Stapled Units (including the distribution-equivalent entitlement).

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not applicable
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	

+ See chapter 19 for defined terms.

Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	Not applicable
If prior written clearance was provided, on what date was this provided?	Not applicable

+ See chapter 19 for defined terms.