ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

10 AUGUST 2026

EDGE EARLY LEARNING AND ARENA FY2026 ANNUAL RESULTS

Arena REIT (Arena) today provides an update regarding its tenant Edge Early Learning (Edge) and the timing of the release of its FY2026 financial results.

Edge Early Learning

Edge is a childcare operator that currently leases 31 Arena-owned properties across Queensland and South Australia. Rental income from Edge currently represents approximately 14% of Arena's annual rental income. Arena has received all rent due from Edge up to 31 July 2026.

Edge requested a deferral or abatement of rent from Arena in late July 2026 as it pursues a corporate restructure of its business.

Arena did not receive rent due from Edge on 3 August 2026 and on 4 August 2026 Arena issued notices of default under the relevant lease agreements. Edge and its lender have a period of up to 21 days from notice being given to remedy the default.

Arena has been engaging with Edge regarding its rental deferral/abatement request, and retained McGrathNicol to assist it with this matter.

Following consideration of Edge's request, Arena has determined not to agree to a rental deferral or abatement. Arena continues to engage in discussions with Edge regarding its lease obligations and potential pathways forward.

Arena holds a pooled bank guarantee and security deposits totalling approximately $4 million from Edge securing its lease obligations. The guarantee includes cross default provisions that apply across the properties leased from Arena.

Arena is actively assessing a range of options available to it as landlord to protect rental income, preserve asset value and maximise long-term outcomes for securityholders.

Release of Arena's FY2026 Financial Results

Arena notes FY2026 distributable income and distributions are not impacted by events relating to Edge.

Arena's FY2026 results were scheduled to be released to the ASX on 12 August 2026. In light of the above events, Arena believes it is prudent to delay the release of its financial results to allow for the finalisation of Arena's FY2026 Financial Report, including an independent review of the valuation of Edge tenanted properties. As a result, Arena expects to release its FY2026 financial results in the week commencing 17 August 2026.

The June quarter distribution of 4.8125 cents per security was paid to securityholders on 6 August 2026. This brought the annual distribution for FY2026 to 19.25 cents per security, which is in line with market guidance and reflects a 5.5% increase over the FY2025 distribution.

Arena's tenants reported rolling 12-month average centre level occupancy of 76.7% across the stabilised portfolio[1] at 31 March 2026. This compares to 79.3% at 31 March 2025 and the five-year average of 78.7%. Arena's net rent to gross revenue, a key measure of tenant rental affordability, remained stable at 10.0% for the period to 31 March 2026.

Arena will provide a further update when appropriate.

This announcement is authorised to be given to the ASX by Gareth Winter, Company Secretary.

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About Arena REIT

Arena REIT is an ASX200 listed property group that develops, owns and manages social infrastructure properties across Australia. Our current portfolio of social infrastructure properties is leased to a diversified tenant base in the growing early learning and healthcare sectors. To find out more, visit www.arena.com.au.

[1] The stabilised portfolio comprises all properties that have been operating for 18 months or more in the Arena portfolio. It excludes any properties sold or contracted for sale during the 12-month period.