

ASX ANNOUNCEMENT

26 AUGUST 2026

EDGE EARLY LEARNING ADMINISTRATION

Following Arena's announcement on 10 August regarding its tenant Edge Early Learning (Edge), Arena has now been notified that Edge has entered voluntary administration.

The Administrator has not yet advised Arena of its intentions regarding Edge's leases of Arena-owned properties.

Arena will engage proactively and constructively with the Administrator to seek a solution that maximises long-term outcomes for securityholders. Arena is also exploring alternative leasing arrangements and progressing discussions with replacement tenants.

Arena holds approximately \$4 million of pooled bank guarantees as security over the lease obligations for the Edge properties.

Arena will provide a further update when appropriate.

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

– ENDS –

For further information, please contact:

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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.

Arena REIT Limited (ACN 602 365 186)

Arena REIT Management Limited ACN 600 069 761 AFSL No. 465754 as responsible entity of
Arena REIT No. 1 (ARSN 106 891 641) and Arena REIT No. 2 (ARSN 101 067 878)

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