

Announcement Summary

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**Entity name**

ARENA REIT.

**Announcement Type**

New announcement

**Date of this announcement**

Tuesday September 22, 2026

**The +securities to be quoted are:**

+Securities issued under an +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer

**Total number of +securities to be quoted**

| ASX +security code | Security description                         | Number of +securities to be quoted | Issue date |
|--------------------|----------------------------------------------|------------------------------------|------------|
| ARF                | FULLY PAID ORDINARY/UNITS STAPLED SECURITIES | 136,710                            | 23/09/2026 |

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

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**1.1 Name of entity**

ARENA REIT.

We (the entity named above) apply for +quotation of the following +securities and agree to the matters set out in Appendix 2A of the ASX Listing Rules.

**1.2 Registered number type**

other

**Registration number**

Arena REIT Limited ABN 89 602 365 186; Arena REIT No. 1 ARSN 106 891 641 and Arena REIT No. 2 ASRN 101 067 878

**1.3 ASX issuer code**

ARF

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

22/9/2026

Part 2 - Type of Issue

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**2.1 The +securities to be quoted are:**

+Securities issued under an +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer

**2.2 The +class of +securities to be quoted is:**

Additional +securities in a class that is already quoted on ASX ("existing class")

Part 3B - number and type of +securities to be quoted (existing class) where issue has not previously been notified to ASX in an Appendix 3B

**Additional +securities to be quoted in an existing class issued under an +employee incentive scheme**

**FROM (Existing Class)**

**ASX +security code and description**

No security currently exists

**FROM (Existing Class)**

**+Security description**

Issue of securities pursuant to vesting of deferred STI rights

**TO (Existing Class)**

**ASX +security code and description**

ARF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

**Please state the number of +securities issued under the +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer**

136,710

**Please provide details of a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms**

<https://wcsecure.weblink.com.au/pdf/ARF/03005185.pdf>

**Are any of these +securities being issued to +key management personnel (KMP) or an +associate**

Yes

**Provide details of the KMP or +associates being issued +securities**

| Name of KMP   | Name of registered holder            | Number of +securities |
|---------------|--------------------------------------|-----------------------|
| GARETH WINTER | MR GARETH WINTER <WINTER FAMILY A/C> | 44,580                |

**Issue date**

23/9/2026

**Will the +securities to be quoted rank equally in all respects from their issue date with the existing issued +securities in that class?**

Yes

Issue details

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**Number of +securities to be quoted**

136,710

**Are the +securities being issued for a cash consideration?**

No

**Please describe the consideration being provided for the +securities**

Nil

**Please provide an estimate (in AUD) of the value of the consideration being provided per +security for the +securities to be quoted**

0.000000

**Any other information the entity wishes to provide about the +securities to be quoted**

Part 4 - Issued capital following quotation

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**Following the quotation of the +securities the subject of this application, the issued capital of the entity will comprise:**

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

**4.1 Quoted +securities (total number of each +class of +securities quoted on ASX following the +quotation of the +securities subject of this application)**

| ASX +security code and description                 | Total number of +securities on issue |
|----------------------------------------------------|--------------------------------------|
| ARF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES | 408,433,279                          |

**4.2 Unquoted +securities (total number of each +class of +securities issued but not quoted on ASX)**

| ASX +security code and description | Total number of +securities on issue |
|------------------------------------|--------------------------------------|
|------------------------------------|--------------------------------------|

Part 5 - Other Listing Rule requirements

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**5.1 Are the +securities being issued under an exception in Listing Rule 7.2 and therefore the issue does not need any security holder approval under Listing Rule 7.1?**

No

**5.2 Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?**

Yes

**5.2a Date of meeting or proposed meeting to approve the issue under listing rule 7.1**

13/11/2025