2026
ANNUAL REPORT

Arena

ARENA REIT

Better Communities. Together.

CONTENTS

Further information can be found online at:
www.arena.com.au

ABOUT THIS REPORT

The financial statements in this report cover Arena REIT (the 'Group') comprising Arena REIT Limited, Arena REIT No. 1, Arena REIT No. 2, and their controlled entities for the period 1 July 2025 to 30 June 2026. The financial statements are presented in Australian currency.

The Responsible Entity of Arena REIT No. 1 and Arena REIT No. 2 (the 'Trusts') is Arena REIT Management Limited (ACN 600 069 761, AFSL 465754).

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ARENA REIT REFLECT RECONCILIATION ACTION PLAN (RAP) ARTWORK ARTIST STATEMENT - RAP ARTIST, MERINDAH-GUNYA, 2026

This artwork, created for Arena's Reconciliation Action Plan, reflects both the organisation's national presence and its ongoing commitment to reconciliation. A key part of this process was a collaborative workshop with staff, where stories, values, and shared understandings were explored. This engagement is an important part of the artwork, ensuring it is grounded in both cultural knowledge and the lived experiences of the organisation.

At the heart of the piece are multiple meeting place symbols, representing the many locations of Arena's properties across Country. These symbols speak to community – the spaces and locations where people come together, particularly within childcare and healthcare settings, to connect, learn, and be supported. People symbols are shown throughout the artwork, growing, as enabling education is at the heart of what they do.

Journey lines along the base of the piece symbolise the childcare and healthcare properties. They acknowledge the role of Arena and their contribution to supporting communities across different stages of life. Within these spaces, figures are shown growing, representing the educational journey of children and the ongoing development and care provided within these environments.

An additional, ongoing journey line represents future partnerships, as Arena continues to grow and expand in more locations. It also symbolises Arena's future reconciliation journey, as they are at the beginning of this path – the line reflects growth, learning, and a commitment to walking forward with intention and respect.

Surrounding the entire piece is the presence of water, symbolising both connection and scale. The water reflects Arena's national footprint, while also acknowledging water as a life-giving force that connects all parts of Country.

Together, the artwork tells a story of connection, responsibility, and movement, grounding Arena 's work within a broader narrative of Country, community, and an ongoing journey toward reconciliation.

FY2026 HIGHLIGHTS

Arena REIT is an ASX200 listed group that develops, owns and manages social infrastructure property across Australia. Arena's objective is to deliver an attractive and predictable distribution to investors with earnings growth prospects over the medium to long term.

NET OPERATING PROFIT

$79 million

8% on FY2025

OPERATING EARNINGS PER SECURITY (EPS)

19.60 cents

5.7% on FY2025

DISTRIBUTIONS PER SECURITY (DPS)

19.25 cents

5.5% on FY2025

TOTAL ASSETS

$2.0 billion

8% on 30 June 2025

NET ASSET VALUE (NAV) PER SECURITY

$3.60

4% on 30 June 2025

GEARING RATIO[1]

24.5%

as at 30 June 2026

AVERAGE RENTAL GROWTH

4.0%

in FY2026

WEIGHTED AVERAGE LEASE EXPIRY (WALE)

17.5 years

as at 30 June 2026

PORTFOLIO OCCUPANCY[2]

100%

as at 30 June 2026

1. *Gearing calculated as ratio of net borrowings over total assets less cash.*
2. *Excludes one property contracted for sale.*

PORTFOLIO SUMMARY

AS AT 30 JUNE 2026

Arena's portfolio of social infrastructure properties is leased to a diversified tenant base in the early learning and healthcare sectors.

TOTAL PROPERTIES

307

- 274 Early Learning Centres
- 10 Healthcare Properties
- 23 ELC Development Sites

TOTAL PORTFOLIO VALUE[1]

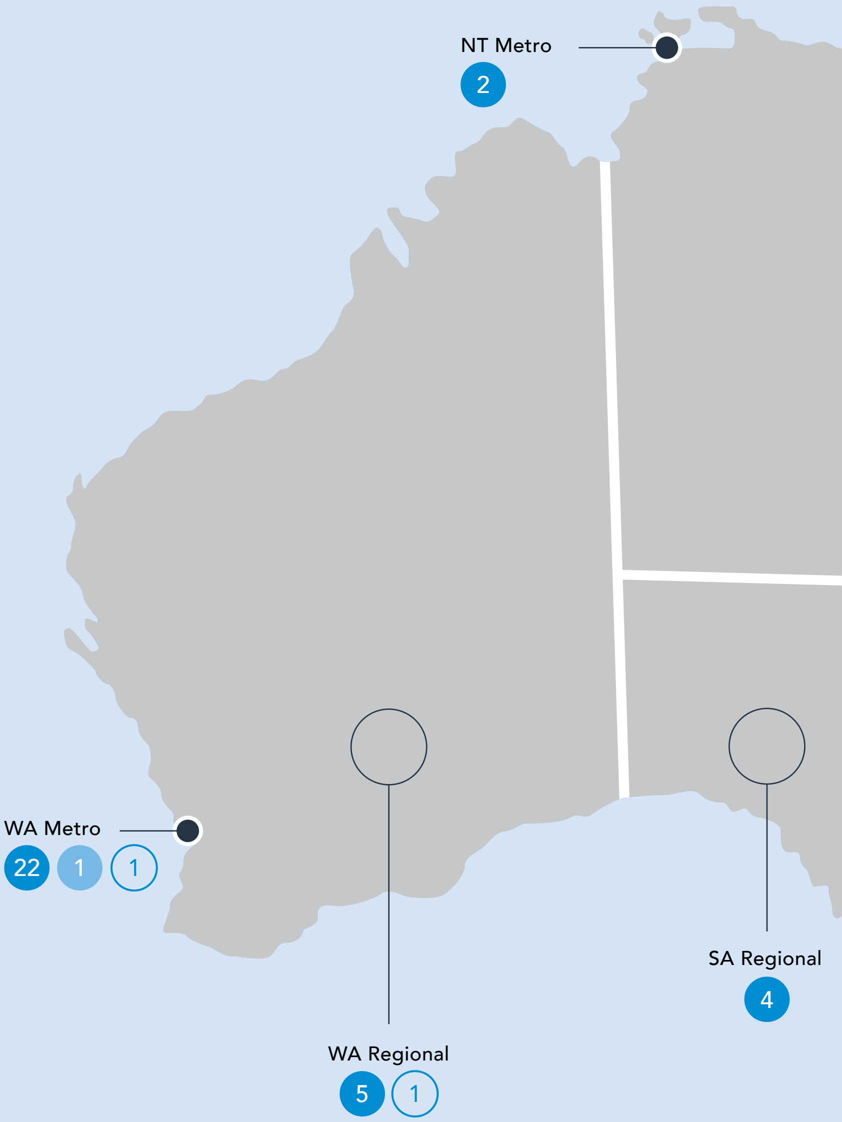
$1.96 billion

- $1,792 million Early Learning Centres[2]
- $172 million Healthcare Properties

WALE

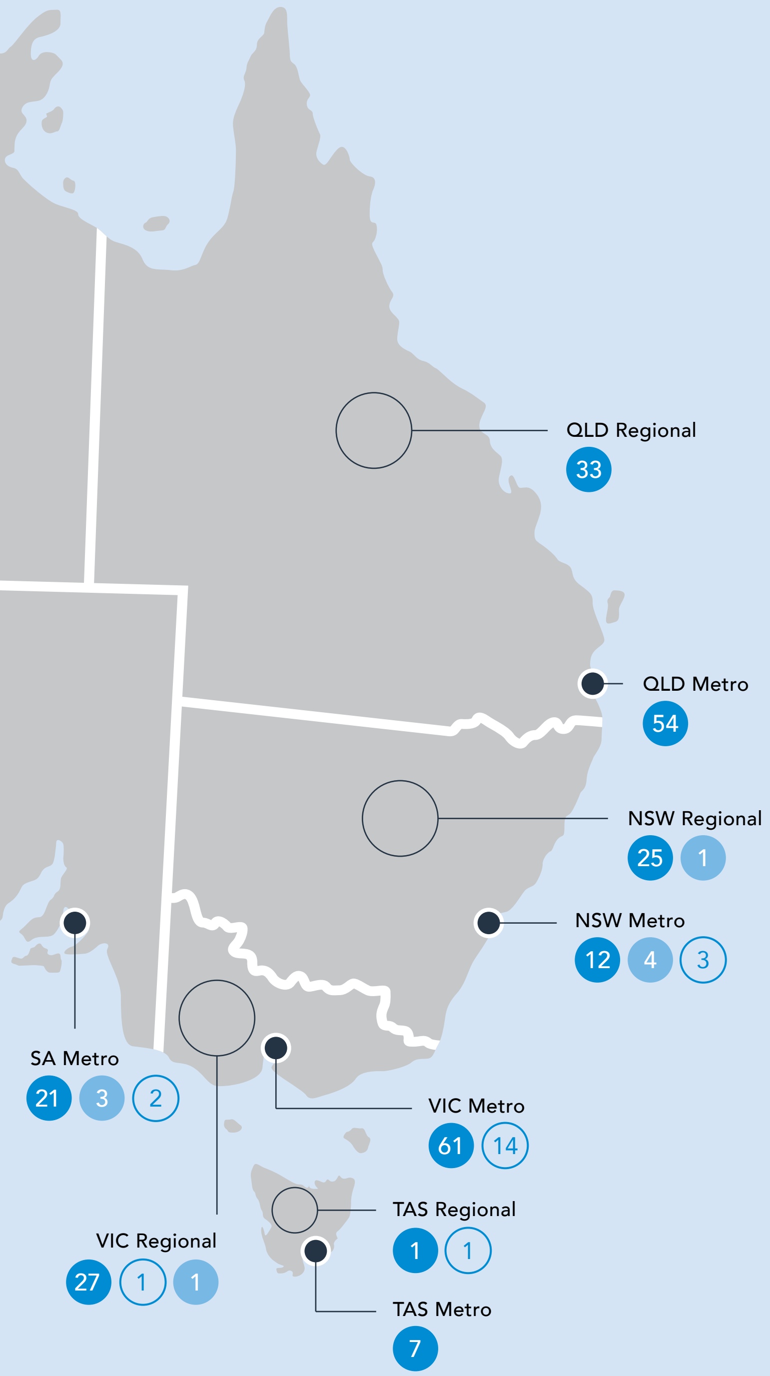
17.5 years

- 18.3 years Early Learning Centres
- 9.9 years Healthcare Properties



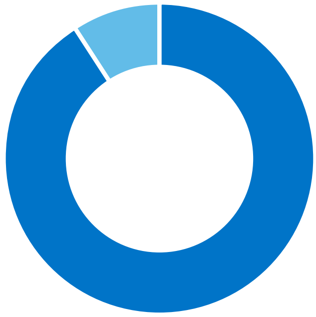
- Early Learning Centres (274 properties)
- Healthcare (10 properties)
- ELC Development Sites (23 properties)

1. *Includes assets held for sale at 30 June 2026.*
2. *Includes ELC Development Sites.*



Sector Diversification

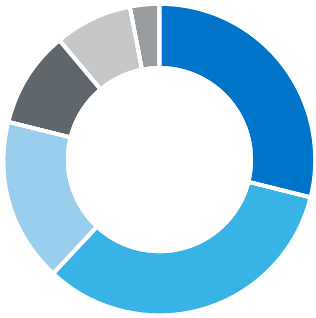
By value (%)



- Early Learning **91%**
- Healthcare **9%**

Geographic Diversification

By value (%)



- QLD **29%**
- VIC **33%**
- NSW **17%**
- SA **10%**
- WA **8%**
- TAS & NT **3%**

Tenant Diversification

By income (%)

- Goodstart Early Learning **19%**
- Green Leaves Early Learning **16%**
- Edge Early Learning **14%**
- Aspire Early Education **11%**
- Affinity Education **11%**
- ForHealth **5%**
- Other **24%**

LETTER FROM THE CHAIR

Dear Arena securityholders,

On behalf of the Board, I am pleased to present Arena's Annual Report for the year ended 30 June 2026.

Arena delivered a strong FY2026 performance, underpinned by a high-quality portfolio, strategic capital allocation, and a disciplined approach to capital management.

As we progress into FY2027, we remain confident in the long-term merits of our strategy. Our focus on investing in high-quality well-located social infrastructure assets across sectors supported by long-term demographic, social, and economic drivers continues to provide a solid foundation for future value creation.

FY2026 PERFORMANCE

Arena delivered earnings and distribution growth in FY2026, underpinned by annual rental growth from our portfolio of long WALE properties, and new income from completed development projects.

Arena has reported FY2026 operating earnings per security (EPS) of 19.60 cents, which was 5.7% higher than the FY2025 result, and brings the compound annual growth in EPS since listing to 6.9% per annum.

Throughout the year we continued to improve portfolio quality through disciplined capital allocation, development activity and targeted divestments – completing 11 early learning centre (ELC) development projects, acquiring three newly completed ELCs and divesting 11 ELCs where the outlook for long-term earnings growth was less favourable.

Arena's capital position remains strong, with property valuations increasing modestly, relatively low gearing, funding capacity within our borrowing facility, and high levels of interest rate hedge cover providing visibility to funding costs.

EDGE EARLY LEARNING

The news of Arena's tenant Edge Early Learning entering voluntary administration following year end is disappointing. Whilst at the time of writing to you the time frame to resolve this situation remains uncertain, the board and management team are working hard to achieve the best long-term outcome for Arena's securityholders. Importantly, we remain confident in the quality, location and catchment areas of the underlying properties.

BOARD RENEWAL AND CHAIR SUCCESSION

Board renewal and succession are important priorities for Arena. The Board, led by the Nomination Committee and supported by external advisers, regularly considers the skills, experience and leadership capabilities required to support Arena's long-term strategy and investment objective. The process also considers how new appointments can complement the capabilities and experience of the Board as a whole.

As announced in August 2025, following a planned transition period, Justin Bailey was formally appointed as Arena's Managing Director and CEO in November 2025. Since taking on the role, Justin has proven to be a considered and collaborative leader, with a strong commitment to delivering positive long-term outcomes for Arena's stakeholders. We farewelled Rob de Vos, our former Managing Director and CEO, who made a significant contribution to Arena over more than six years in the role.

In May this year, as part of the Board's renewal program, we welcomed Matt Nacard as an Independent Non-Executive Director to the Arena Board. Matt brings valued experience in real estate investment, combined with a rare blend of buy- and sell-side experience across global equity markets. His appointment further strengthens the depth and diversity of the Board's capabilities.

Consistent with the Board's succession plan, I will be retiring as Chair and independent non-executive director at the November Annual General Meeting and Adam Tindall will assume the role of Chair. Adam has been an independent non-executive director of Arena since November 2024 and brings more than 35 years of experience across investment management and real estate, including as CEO of AMP Capital and senior executive roles at Macquarie Capital and Lend Lease. He is currently an independent non-executive director of Stockland Group and a member of the Future Fund Board of Guardians.

I am confident that Adam's skills, experience and leadership will position the Board well to provide the stewardship and oversight required to support Arena through its next phase.

LOOKING TO THE FUTURE

Social infrastructure plays an important and growing role in delivering essential services to Australian communities. Long-term demand for early childhood education and care continues to be supported by strong demographic, social and economic drivers. Throughout FY2026 the government continued to invest in a range of initiatives focused on improving safety and quality of services, broadening accessibility and maintaining affordability for families.

Whilst evidence of a softening in operating conditions across the early learning sector emerged during the year, centre level operating data reported by Arena's tenants continues to demonstrate affordable rents and resilient centre economics.

Arena's focus has, and continues to be, on the underlying quality of the real estate we own. Owning high quality well located social infrastructure property in catchments with strong demand for services continues to guide Arena's investment decisions. These structural drivers position Arena well to continue delivering sustainable earnings growth over the long term.

In light of the uncertainty surrounding the Edge situation, the Board has prudently provided distribution guidance of not less than 18.0 cents per security for FY2027[1] and will provide further updates when appropriate.

THANK YOU

It has been a privilege to be a part of Arena's journey as an independent non-executive director and Chair of Arena since it listed on the ASX in 2013. Over that time, I have had the opportunity to work alongside a talented group of directors, executives and employees whose commitment, professionalism and shared focus on long-term outcomes have helped shape Arena into the organisation it is today.

I would like to acknowledge my current and former Board colleagues and the CEOs and management teams I have worked with over the years, whose leadership and dedication have been instrumental in delivering value for securityholders and positive outcomes for the communities in which Arena invests.

Since listing, Arena has always been guided by its investment objective, and has delivered consistent growth in earnings and distributions to securityholders each year to date.

In alignment with our purpose of *Better Communities. Together*, Arena has also facilitated community access to early learning and healthcare services across Australia, with over 26,000 ELC places on offer to Australian families as a result of Arena's investment in the sector.

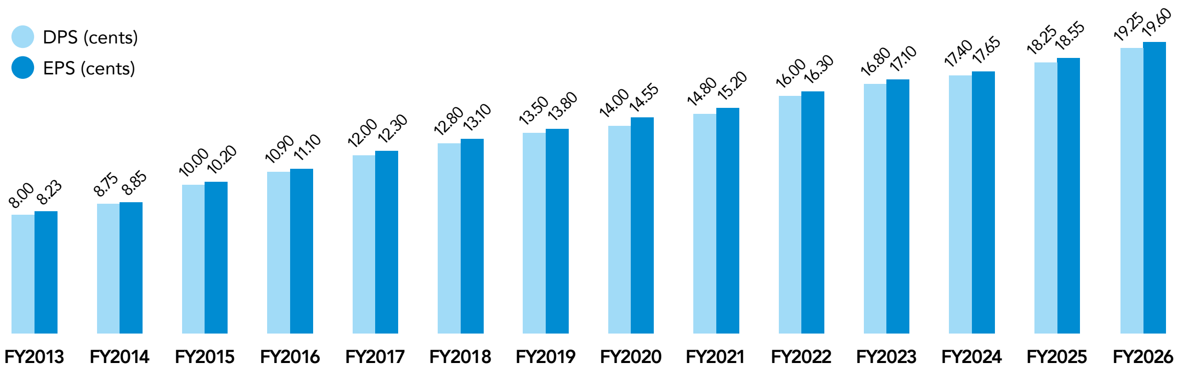
Whilst the Edge situation presents challenges, the Board is confident that the quality of the properties and the focus of the management team will support a resolution in the best interests of securityholders. Against this backdrop, I will step down from the Board, with pride in what Arena has achieved and great confidence in its future.

Thank you for putting your continued trust in Arena.

Yours faithfully,

David Ross
Chair

EARNINGS AND DISTRIBUTIONS PER SECURITY SINCE LISTING



EPS compound annual growth of 6.9% per annum
DPS compound annual growth of 7.0% per annum

1. *FY2027 distribution guidance is estimated on a status quo basis assuming no new acquisitions or disposals, no material change in current market or operating conditions, and no assumed income received on the Edge Early Learning Portfolio from 1 August 2026 until the end of the financial year, net of the $4 million in liquid security which is assumed to be applied to outstanding rent.*

MANAGING DIRECTOR'S REPORT

Dear Arena securityholders,

The 2026 financial year was positive for Arena, with growth in earnings, distributions and net asset value.

Arena's long term leases and structured annual rental reviews were a key driver of income growth, with development project completions also contributing to the result. Arena continued to adopt a prudent approach to capital management, and exercise discipline in allocating capital.

Early Learning Centre (ELC) operators are now experiencing softer operating conditions and greater regulatory oversight, creating a heightened focus on tenant performance. In this environment we continue to closely monitor and assess the performance and quality of our properties, and are actively curating the portfolio through selective acquisitions, developments and divestments.

FINANCIAL RESULTS

Arena recorded a net operating profit of $79.1 million for the full year ended 30 June 2026, an increase of 8% on FY2025. This result equated to operating earnings per security (EPS)[1] of 19.60 cents, an increase of 5.7% on FY2025. In line with FY2026 guidance, Arena paid a distribution per security (DPS) of 19.25 cents for the full year, an increase of 5.5% on FY2025. Key contributors to this year's result were income growth from contracted annual and market rent reviews and new income from acquisitions and development projects completed in FY2025 and FY2026.

Arena finished the year with a strong balance sheet, with total assets of $2 billion and relatively low gearing of 24.5%.[2] Net Asset Value (NAV) per security was $3.60 at 30 June 2026. This was 4% higher than at 30 June 2025 and reflected a positive net revaluation movement of 2.7% across the property portfolio.

EDGE EARLY LEARNING

Disappointingly, Edge Early Learning (Edge), a tenant which represents 14% of Arena's annual income, failed to pay rent in August 2026, and has now entered voluntary administration. Arena has reserved all rights in relation to Edge's leases at Arena properties, and holds approximately $4 million in liquid security supporting Edge's lease obligations.

Whilst this situation has adversely impacted Arena's outlook for FY2027 earnings and distributions, we remain confident in the quality of the underlying properties and believe they will be attractive to a range of potential tenants seeking modern, well located centres from which to deliver early learning services to the community.

We are committed to working proactively and constructively with the administrator to seek a solution for these properties that maximises long-term outcomes for Arena securityholders. We will continue to keep securityholders informed as this situation resolves.

CAPITAL MANAGEMENT

Arena maintained a prudent approach to capital management during FY2026. At 30 June 2026, Arena's gearing was 24.5%[3], with additional borrowings during the year used to fund acquisition and development capital expenditure.

In February 2026, Arena refinanced its debt facility, increasing the facility to $700 million and extending maturity dates. The additional capacity supports the delivery of Arena's committed development projects while maintaining balance sheet flexibility. The revised facility comprises three tranches: $200 million expiring at 31 May 2029; $250 million expiring at 31 May 2030; and $250 million expiring at 31 May 2031.

At 30 June 2026 Arena's weighted average cost of debt was 4.2%. Arena maintained high levels of interest rate hedging cover, with 100% of borrowings hedged at 30 June 2026, at a weighted average hedge rate of 2.82%.[4]

We continue to actively manage Arena's borrowing position and hedging profile, having regard to committed capital expenditure, the interest rate outlook and potential future capital requirements.

PORTFOLIO UPDATE

Active portfolio management

At 30 June 2026, Arena's property portfolio was 100% leased[5] and had a weighted average lease expiry of 17.5 years.

Annual rent reviews completed during FY2026 resulted in an average rent increase of 4.0%. This included the completion of 36 market rent reviews for an average increase of 7.6%.

1. *Operating Earnings per security (EPS) is calculated as net operating profit over weighted average number of securities on issue.*
2. *Gearing calculated as ratio of net borrowings over total assets less cash.*
3. *As above.*
4. *Hedge ratio, weighted average hedge rate and weighted average hedge term do not include forward start dated hedges.*
5. *Excludes one property contracted for sale.*

The FY2026 rent review outcomes were underpinned by Arena's long-term lease structures and annual contracted rental review mechanisms, with over 95% of rent reviews linked to CPI or subject to a market review.

Throughout FY2026, Arena actively curated the portfolio through selective acquisitions, development completions and divestments. These investment decisions were informed by the demand and supply outlook within each catchment, centre-level operating performance, and Arena's long-term investment criteria.

Highlights included:

- the acquisition of three operating ELC properties for $19.6 million, reflecting a weighted average net initial yield of 6.2%;[6]
- the divestment of 11 ELC properties for $53.5 million, at an 8% premium to book value; and
- the completion of 11 ELC development projects for $87.1 million at a weighted average net initial yield on total cost of 6.0%.

Arena's ELC development pipeline was replenished throughout the year and now comprises 29 projects with a forecast total cost remaining to complete of $121 million and a weighted average net initial yield on total cost of 6.0%.[7]

Valuations

As at 30 June 2026 Arena's total portfolio was valued at $1,964 million, recording an annual valuation uplift of $47.4 million (2.7%) for the year. This net revaluation movement includes the outcome of an independent revaluation of the 31 properties in the Edge portfolio, which resulted in a $24.4 million (10%) reduction in value when compared to its initial 30 June 2026 valuation.[8]

Across the portfolio, the weighted average passing yield increased by nine basis points to 5.56%, as passing rental growth exceeded valuation growth during the period.

Across the direct market, demand for ELC real estate remained robust, with $857 million of transactions completed in FY2026 and average transaction yields firming relative to FY2025, despite the higher interest rate environment.

ELC SECTOR AND PORTFOLIO UPDATE

The early learning sector is underpinned by strong demographic, social and economic drivers, with well-established benefits for children, families and the economy.

At 31 March 2026 there were 833,580 children enrolled in long day care, with over 9,700 services in operation and a workforce of over 167,000 people.[9, 10]

The sector has positive long-term tailwinds, including projected population growth in children aged 0-5 years of 14% over the next 10 years[11] and high ongoing levels of parent workforce participation. The Federal Government 2026-2027 Budget forecasts an average annual increase of children in approved care of 3.6% and an average annual increase in the Child Care Subsidy of 7.8% over the next four years.[12, 13]

Government reforms continue to support the quality, accessibility and affordability of the early learning sector. Following serious incidents of harm involving children in 2025, governments and regulators have introduced a range of reforms designed to strengthen safety, quality and oversight across the early learning sector.[14] Alongside these reforms the Federal Government has provided funding to support the introduction of the Three Day Guarantee in January 2026 and the roll-out of the Building Early Education Fund, and committed a further $3.6 billion to extend the Worker Retention Payment to June 2028.[15, 16, 17]

Current market dynamics

The average number of children in long day care was 1.5% lower in the 12 months to 31 March 2026 when compared to the prior year.[18] Discussions with some operators have

6. *Includes one operating ELC acquisition which settled post 30 June 2026. Weighted average initial yield on total cost including transaction costs was 5.8%.*
7. *Includes six ELC development projects conditionally contracted as at 30 June 2026.*
8. *The Edge portfolio was revalued as at 30 June 2026 post the request for rent relief and issuance of default notices for nonpayment of rent.*
9. *Department of Education, ECEC Quarterly Data Tables, 2026.*
10. *2024 Early Childhood Education and Care National Workforce Census National Report*
11. *Centre for Population 2026, Population Statement: Population Projections, 2024-25 to 2035-36 and 2065-66, the Australian Government, Canberra.*
12. *Commonwealth of Australia, Senate Education and Employment Legislation Committee, Budget Estimates Hansard, 4 June 2026.*
13. *Australian Government, 2026-2027 Education Portfolio Budget Statements, Table 2.1.1.*
14. *A year of action to strengthen child safety in early childhood education and care - Department of Education, Australian Government*
15. *www.education.gov.au/about-department/resources/3-day-guarantee-early-education*
16. *www.education.gov.au/early-childhood/about/building-early-education-fund*
17. *Worker retention payment - Department of Education, Australian Government*
18. *Calculated on a 12-month rolling quarterly average basis. Department of Education, ECEC Quarterly Data Tables, 2024-2026.*

indicated potential impacts from parent concerns regarding safety and cost of living pressures.

The market has responded to this lower level of demand, with 210 centres exiting the market in FY2026, up from the preceding five-year average of 120 centres per annum, contributing to an overall slowing in net new supply.[19] We expect this market rebalancing to continue, noting that the supply response for newly developed centres is likely to have a 12-18 month lag as centres already committed and under construction are completed.

Portfolio and tenant metrics

Under Arena leases tenants provide centre level operating data that includes monthly occupancy, revenue and expense information.[20] Arena uses this information to inform views on centre and operator performance and to help make portfolio management decisions. Aggregated data also provides valuable insights and enables Arena to benchmark performance across markets and operators.

Arena's ELC tenants reported the following underlying business operating data for Arena's stabilised portfolio as at 31 March 2026:[21]

- Average daily fees of $164.13;
- Average 12-month centre occupancy of 76.7%;
- Average rent per place of $3,212;
- Average net rent to gross revenue ratio of 10.0%; and
- Average EBITDAR/Rent coverage ratio of 3.05x.

Whilst reported average 12 month centre level occupancy has softened over the period (from 79.3% at 31 March 2025), the average net rent to gross revenue ratio and average EBITDAR/Rent coverage ratio have remained stable and are in line with, or better than, five-year averages.

HEALTHCARE PORTFOLIO UPDATE

Arena's healthcare portfolio continues to be an important part of Arena's diversified social infrastructure portfolio. Over the longer term, a growing and ageing population is expected to increase demand for healthcare services.

Arena's portfolio of 10 healthcare assets is 100% occupied by specialised tenants and has a remaining WALE of 9.9 years. The portfolio is valued at $172 million and had a weighted average passing yield at 30 June 2026 of 6.11%. All properties are performing in line with expectations, and we continue to monitor the sector closely.

SUSTAINABILITY

During FY2026, Arena continued to progress initiatives across climate resilience, resource efficiency, tenant partnerships and community impact. Pleasingly, during the year we were able to report that for FY2025 Arena again had zero organisational and services scope 1 and 2 emissions and remained carbon neutral for business operations and services. We also recorded a 41% absolute reduction and 53% reduction in the intensity of Arena's Downstream Leased Assets Emissions to the end of FY2025[22] and remained on track for our interim 2030 target of a 60-70% reduction in the intensity of Arena's Downstream Leased Assets Emissions.[23] Arena achieved 100% of its Sustainability Linked Loan margin discount for FY2025.

During FY2026 we completed an external double materiality assessment. This was an important piece of work that underpins our refreshed Sustainability Framework. Proudly, we have also had our first Reflect Reconciliation Action Plan (RAP) formally endorsed by Reconciliation Australia. Further details of Arena's sustainability outcomes can be found on pages 14 to 16 of this report and in our annual Sustainability Report.

INVESTING IN THE ARENA TEAM

Arena continues to invest in its management team, with a focus on team culture, leadership and development.

During FY2026, Arena's annual independent team survey recorded strong alignment and engagement outcomes and highlighted the strength of Arena's inclusive culture through a period of leadership change. At Arena, we continue to recognise the importance of a positive culture, and provide team members with funding to support wellbeing initiatives and undertake professional development.

OUTLOOK

Long-term demand for early education and care remains supported by strong demographic, social and economic drivers. Expanding access to affordable, high-quality early education and care remains a government priority with multiple reforms underway to build community confidence and provide a safe and sustainable early learning sector.

In the shorter term, the market is responding to softer occupancy levels, with a higher number of centre closures in FY2026 and the potential slowing in supply of new centres in the next ~12-18 months.

Across the Arena portfolio, tenants are continuing to report resilient centre level operating metrics. As the focus on quality and efficiency increases, we expect well-located, modern purpose-built centres will become more important to tenants and families.

19. Arena analysis of ACECQA NQAITS Quarterly data splits, 2013-2026.

20. This information is confidential to tenants and is provided to Arena 60 days after each quarter end.

21. Arena analysis based on operating data provided by Arena's tenant partners as at 31 March 2026 and reported on a weighted average basis. 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.

22. Scope 3 (Category 13), Downstream Leased Assets Emissions are reported on an intensity basis (kgCO2e/m2 of indoor floor area), in accordance with supplemental guidance of the GHG Protocol Corporate Value Chain (Scope 3) Standard, and are compared against the equivalent restated FY2021 baseline.

23. As above.

We continue to actively manage the portfolio with a focus on underlying property performance, tenant engagement, sustainable rental settings and disciplined capital allocation.

Whilst the Edge situation has created short term uncertainty, our focus remains steadfast on investing in high quality social infrastructure properties that will deliver on our investment objective for securityholders.

As we head into FY2027 we are focused on the following objectives:

- Working to resolve the Edge situation to preserve long-term value for securityholders and minimise loss of rental income;
- Actively managing the portfolio through current market conditions, with close monitoring of portfolio and tenant operating performance and the ongoing divestment of centres with lower opportunity for long-term rental growth;
- Progressing the 29 projects in the development pipeline to completion;[24]
- Continuing our highly disciplined approach to assessing future growth opportunities; and
- Maintaining a strong balance sheet with low gearing and a high level of hedging.

FY2027 guidance

With the outcome of the Edge situation still uncertain, Arena has announced distribution guidance of not less than 18.0 cents per security. This guidance is based on a status quo basis (assuming no further acquisitions or disposals); no material change in current market or operating conditions; and no assumed income received on the Edge portfolio from 1 August 2026 until the end of the financial year, net of the $4 million in liquid security which is assumed to be applied to outstanding rent.

This approach to FY2027 distribution guidance is considered prudent due to the range of potential outcomes relating to the Edge portfolio which at this point are uncertain. Distribution guidance will be updated as further information becomes available during the course of FY2027.

THANK YOU

On behalf of the Board and management team, we thank you for your ongoing support and investment in Arena.

I would also like to take the opportunity to thank our retiring Chair David Ross, for his guidance and support since I joined Arena in 2024 and became CEO in 2025. David's stewardship of Arena since it listed in 2013 has created significant value for securityholders, and directly benefited communities across Australia who are able to access the essential services provided at Arena properties.

David's enduring focus on investment discipline and prudent capital management have placed Arena in a strong position from which to weather the current challenges. On behalf of the board and the management team we thank David and wish him well for his retirement.

I would also like to congratulate Adam on his appointment as Chair and look forward to working with Adam, the board and management team as we progress our FY2027 objectives and continue to deliver positive long-term outcomes for Arena securityholders and broader stakeholders.

Yours faithfully,

Justin Bailey
Managing Director and CEO

24. Includes six ELC development projects conditionally contracted as at 30 June 2026.

SUSTAINABILITY

Sustainability has been embedded across Arena's business strategies which best positions us to achieve positive long term commercial and community outcomes.

DOUBLE MATERIALITY ASSESSMENT

In line with Arena's commitment to undertake an independent external assessment of its material sustainability issues at least every five years, Arena completed a double materiality assessment in FY2026.

The assessment considered both impact materiality, including Arena's actual and potential impacts on people, communities and the environment, and financial materiality, including sustainability-related risks and opportunities that may affect Arena's strategy, portfolio resilience, access to capital and enterprise value over time.

Stakeholder input was also a key part of the assessment process. Arena undertook 23 interviews across its business and value chain, including Arena team members, Board members, tenant partners, developers, investors and a financing stakeholder. These perspectives helped inform Arena's understanding of the sustainability-related impacts, risks and opportunities most relevant to its business model, stakeholders and long-term value creation.

In addition to stakeholder input, the assessment considered broader inputs, including:

- key megatrends shaping Arena's operating environment;
- value chain analysis across upstream, own operations and downstream activities;
- sustainability topics relevant to Arena's investors, ESG rating agencies and other stakeholders;
- the Global Reporting Initiative Standards;
- the Sustainability Accounting Standards Board Real Estate industry guidance;
- the Australian Sustainability Reporting Standards, including AASB S2 climate-related disclosure requirements;
- Arena's contribution to selected United Nations Sustainable Development Goals; and
- relevant regulatory and governance expectations, including the Modern Slavery Act 2018 (Cth).

The outcomes of the double materiality assessment informed the refresh of Arena's Sustainability Framework, set out on the following page.

ARENA'S SUSTAINABILITY FRAMEWORK

Sustainability Priorities

Facilitating access to essential community services	Strengthening climate resilience and supply chain integrity	Harnessing data and technology responsibly	Delivering long-term value for our people and investors
Arena facilitates long-term access to essential community services through high quality, well-located, fit-for-purpose real estate. Arena's portfolio supports communities across Australia by providing social infrastructure that enables tenant partners to deliver services in the early learning and healthcare sectors.	Arena is strengthening the long-term resilience of its existing portfolio and development pipeline as climate risk, emissions reduction expectations, disclosure obligations, construction costs and supply chain pressures influence how social infrastructure is planned, built, operated and managed over time.	Arena is strengthening its use of data and technology to support analytical capability, productivity and informed decision-making, while maintaining appropriate safeguards for cyber security, privacy, confidentiality and stakeholder trust. Responsible data and technology use supports Arena's ability to generate insights, engage effectively with partners and protect sensitive business information.	Arena's ability to deliver long-term value depends on a high-performing specialist team and the confidence of investors. As expectations around sustainability, governance and resilience continue to grow, Arena is focused on supporting team engagement, capability and sustainable ways of working, while providing credible, evidence-based sustainability disclosure that supports investor confidence and access to capital.

UN Sustainable Development Goals

Sub Priorities

Tenant quality and viability	**Childcare demand and accessibility**	**Climate resilience, decarbonisation, and disclosure**	**Construction costs and supply chain risks**	**Cybersecurity and data privacy**	**Data analytics and AI**	**Team engagement and resilience**	**Credible ESG impact**

In compliance with ASX Listing Rule 4.10.3, Arena has separately issued and published on its website, its 2026 Corporate Governance Statement which discloses the extent to which Arena has followed the recommendations for good corporate governance set by the ASX Corporate Governance Council (Corporate Governance Principles and Recommendations 4th Edition) during the reporting period.

View Arena's key policies and the Corporate Governance Statement for the 2026 Financial Year at:
www.arena.com.au/about-us/governance

OUR PERFORMANCE HIGHLIGHTS

Sustainability is embedded across Arena's business and during FY2026 we continued to progress a number of important initiatives. Some key highlights reported in FY2026 are detailed below.

Climate Resilience

In alignment with Arena's Emission Reduction Plan (ERP), Arena delivered a 41% absolute reduction and 53% reduction in the intensity of Arena's Scope 3 (Category 13), Downstream Leased Assets Emissions for FY2025.[1] We remain on track to achieve our interim 2030 target of a 60-70% reduction in intensity as outlined in the ERP.

Resource Efficiency

Arena has again achieved zero organisational and services scope 1 and 2 emissions and was carbon neutral for business operations and services for FY2025.

In partnership with our tenants, 93% of the properties in Arena's portfolio have solar renewable energy systems installed, providing lower electricity costs for tenants and reduced carbon emissions.

Refreshing our Sustainability Framework

During FY2026 Arena completed an external double materiality assessment, which involved extensive engagement with Arena's stakeholders across its business and value chain. This work built on our understanding of the sustainability-related impacts, risks and opportunities most relevant to our business model, stakeholders and long-term value creation, and has informed the refresh of Arena's Sustainability Framework which appears on page 15 of this report.

Community Engagement

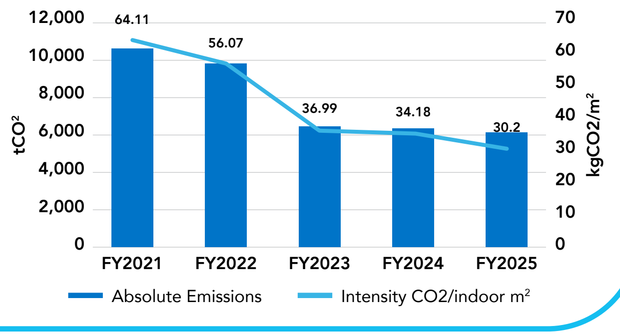
We are proud to advise that Arena's first Reflect Reconciliation Action Plan (RAP) has been formally endorsed by Reconciliation Australia. The RAP is available on the Arena website and details the key steps we will be taking over the next 18 months to support reconciliation.

We also renewed our community partnership with RizeUp Australia during FY2026 by providing ongoing financial support. RizeUp Australia is a community-driven organisation dedicated to supporting families affected by domestic and family violence. In addition to providing financial support, during FY2026, the Arena team participating in a RizeUp Australia home-set up, providing practical support to help create a safe and welcoming home environment for victim-survivors and their children.

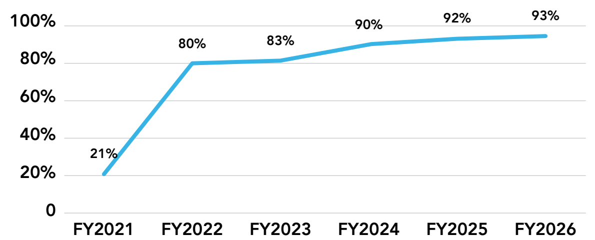
Arena's Sustainability Linked Loan (SLL)

The SLL is linked to mutually agreed key performance indicators and sustainability performance targets, which if delivered allow Arena to earn a margin discount across the SLL. Arena again achieved 100% of the margin discount available under its SLL for FY2025.

SCOPE 3 (CATEGORY 13) DOWNSTREAM LEASED ASSET EMISSIONS[1]



PERCENTAGE OF PROPERTIES WITH INSTALLED SOLAR



1. *Scope 3 (Category 13), Downstream Leased Assets Emissions are reported on an intensity basis (kgCO2e/m2 of indoor floor area), in accordance with supplemental guidance of the GHG Protocol Corporate Value Chain (Scope 3) Standard, and are compared against the equivalent restated FY2021 baseline.*

2026 FINANCIAL REPORT & DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2026

ARENA REIT

Better Communities. Together.

CONTENTS

ABOUT THIS REPORT

These financial statements cover Arena REIT (the 'Group') comprising Arena REIT No. 1, Arena REIT No. 2, Arena REIT Limited, and their controlled entities. The financial statements are presented in Australian currency.

The Responsible Entity of Arena REIT No. 1 and Arena REIT No. 2 (the 'Trusts') is Arena REIT Management Limited (ACN 600069761, AFSL 465754). The Responsible Entity's registered office is:

Level 15, 8 Exhibition Street,
Melbourne VIC 3000

DIRECTORS' REPORT

The directors of Arena REIT Limited ('ARL') and Arena REIT Management Limited ('ARML'), the Responsible Entity of Arena REIT No. 1 and Arena REIT No. 2 (the 'Trusts'), present their report together with the financial statements of Arena REIT for the year ended 30 June 2026. The financial report covers ARL, Arena REIT No. 1 ('ARF1'), Arena REIT No. 2 ('ARF2'), and their controlled entities ('Arena REIT' or 'Group').

ARF1, ARF2 and ARL are separate entities for which the units and shares have been stapled to enable trading as one security. The units of ARF1, ARF2 and shares of ARL cannot be traded separately. None of the stapled entities controls any of the other stapled entities, however for the purposes of statutory financial reporting the entities form a consolidated group.

DIRECTORS

The following persons held office as directors of ARL during the financial year and up to the date of this report:

- **David Ross** (Chair) (Independent, non-executive)
- **Rosemary Hartnett** (Independent, non-executive)
- **Matt Nacard** (Independent, non-executive) (commenced 6 May 2026)
- **Helen Thornton** (Independent, non-executive)
- **Adam Tindall** (Independent, non-executive)
- **Justin Bailey** (Executive) (commenced 14 November 2025)
- **Rob de Vos** (Executive) (resigned 14 November 2025)

The following persons held office as directors of ARML during the financial year and up to the date of this report:

- **David Ross** (Chair) (Independent, non-executive)
- **Rosemary Hartnett** (Independent, non-executive)
- **Matt Nacard** (Independent, non-executive) (commenced 6 May 2026)
- **Helen Thornton** (Independent, non-executive)
- **Adam Tindall** (Independent, non-executive)
- **Justin Bailey** (Executive) (commenced 14 November 2025)
- **Rob de Vos** (Executive) (resigned 14 November 2025)
- **Gareth Winter** (Executive)

PRINCIPAL ACTIVITIES

Arena REIT invests in a portfolio of investment properties and is listed on the Australian Securities Exchange under the code ARF.

There were no changes in the principal activities of the Group during the year.

DISTRIBUTIONS TO SECURITYHOLDERS

The following table details the distributions to securityholders declared during the financial year:

	2026	2025	2026	2025
	$'000	$'000	cps	cps
September quarter	**19,352**	18,064	**4.8125**	4.5625
December quarter	**19,419**	18,130	**4.8125**	4.5625
March quarter	**19,497**	18,183	**4.8125**	4.5625
June quarter	**19,569**	18,250	**4.8125**	4.5625
Total distributions to securityholders	**77,837**	72,627	**19.2500**	18.2500

OPERATING AND FINANCIAL REVIEW

The Group operates with the aim of generating attractive and predictable distributions for securityholders with earnings growth prospects over the medium to long term.

The Group's strategy is to invest in property underpinned by relatively long leases and in sectors with supportive macro-economic trends. The Group will consider investment in sectors with the required characteristics, which may include:

- Early learning / childcare services;
- Healthcare - including medical centres, diagnostic facilities, hospitals, disability accommodation, aged care and associated facilities;
- Education - including schools, colleges and universities and associated facilities.

KEY FINANCIAL METRICS

	30 June 2026	30 June 2025	Change
Net profit (statutory)	$131.8 million	$81.5 million	+ 62%
Net operating profit (distributable income)	$79.1 million	$73.1 million	+ 8%
Net operating profit (distributable income) per security	19.60 cents	18.55 cents	+ 6%
Distributions per security	19.25 cents	18.25 cents	+ 5%
Total assets	$2,016 million	$1,859 million	+ 8%
Investment properties	$1,914 million	$1,773 million	+ 8%
Borrowings	$511 million	$437 million	+ 17%
Net assets	$1,464 million	$1,386 million	+ 6%
Net Asset Value (NAV) per security	$3.60	$3.46	+ 4%
Gearing*	24.5%	22.8%	+ 170 bps

** Gearing calculated as Net Borrowings / Total assets less Cash.*

FY26 HIGHLIGHTS

- Net statutory profit of $132 million, up 62% on the prior year, primarily due to higher rental income and revaluation gains on investment property and derivatives;
- Net operating profit is $79 million, an increase of 8% on the prior year, primarily due to growth in rental income from periodic and market rent reviews, the commencement of leases on completion of ELC developments and rental income from acquisitions;
- Management and administration expenses in the Consolidated Statement of Comprehensive Income increased 24% compared with the prior year. Underlying operating expenses increased in line with inflation, with the increase in relative operating expenses primarily due to non-recurring costs of management transition and CEO succession;
- Distributions for the year were 19.25 cents per security, up 5.5% on the prior year;
- NAV per security at 30 June 2026 was $3.60, up from $3.46 at 30 June 2025;
- Gearing was 24.5% at 30 June 2026, up from 22.8% at 30 June 2025 primarily due to a $74 million increase in the drawn balance of the syndicated debt facility during the year used to fund acquisitions and development capital expenditure; and
- The property portfolio increased with the acquisition of two operating ELCs and 21 ELC development sites. During the year, 11 ELC developments were completed and 11 ELCs were divested.

FINANCIAL RESULTS

	30 June 2026	30 June 2025
	$'000	$'000
Property income	**101,569**	92,112
Interest income	**1,534**	1,208
Total operating income	**103,103**	93,320
Property expenses	**(818)**	(682)
Operating expenses	**(7,487)**	(6,157)
Finance costs	**(15,678)**	(13,408)
Net operating profit (distributable income) *	**79,120**	73,073
Non-distributable items:		
Investment property revaluation and straight-lining of rent	**47,408**	23,777
Change in fair value of derivatives	**11,850**	(11,939)
Impairment of other receivables	**(2,231)**	-
Transaction costs	**(1,581)**	(1,350)
Amortisation of equity-based remuneration (non-cash)	**(1,971)**	(1,731)
Other	**(790)**	(339)
Statutory net profit	**131,805**	81,491

** Net operating profit (distributable income) is not a statutory measure of profit.*

FINANCIAL RESULTS SUMMARY

	30 June 2026	30 June 2025
Net operating profit (distributable income) ($'000)	**79,120**	73,073
Weighted average number of ordinary securities ('000)	**403,639**	393,887
Net operating profit (distributable income) per security (cents)	**19.60**	18.55
Statutory income per security (cents)	**32.65**	20.69

- Net operating profit is the measure used to determine securityholder distributions and represents the underlying cash-based profit of the Group for the relevant period. Net operating profit excludes fair value changes from asset and derivative revaluations and items of income or expense not representative of the Group's underlying operating earnings or cashflow.
- The increase in net operating profit during the year is primarily due to:
  - Ongoing annual rent increases and market rent reviews across the Group's property portfolio;
  - Commencement of rental income from ELC developments completed during the year;
  - Commencement of rental income from ELC operating properties acquired during the year; and
  - The full-year effect of acquisitions and ELC developments completed during FY25.
- Non-distributable items increased during the year primarily due to a higher revaluation gain on investment properties and derivatives compared to the prior year.

INVESTMENT PROPERTY PORTFOLIO

Key property metrics

	30 June 2026	30 June 2025
Total value of investment properties	**$1,914 million**	$1,773 million
Leased ELC properties*	**274**	272
Leased healthcare properties	**10**	10
ELC development sites	**23**	14
Portfolio occupancy	**100%**	100%
Weighted average lease expiry (WALE)	**17.5 years**	18.4 years

** Includes properties classified as Assets Held For Sale.*

- The increase in the value of investment properties is primarily due to the addition of:
  - Property acquisition, development and capital expenditure of $161 million; and
  - A net revaluation increment to the portfolio of $47 million for the year, inclusive of straight-lining of rent;
  - Partially offset by the disposal of 11 ELCs during the year and reclassification of an additional five properties to Assets Held For Sale.

CAPITAL MANAGEMENT

Equity

- During the period, 6.3 million securities were issued to raise $22 million of equity pursuant to the Distribution Reinvestment Plan (DRP).

Bank facilities & gearing

- The Group refinanced its syndicated debt facility in February 2026, increasing the facility limit by $100 million to $700 million and extending the maturity dates.
- The Group has contracted a $200 million facility expiring 31 May 2029, a $250 million facility expiring 31 May 2030 and a $250 million facility expiring 31 May 2031, providing a remaining weighted average term of 4.0 years as at 30 June 2026;
- The balance drawn increased by $74 million to fund acquisitions and development capital expenditure, offset by proceeds from asset disposals;
- Gearing was 24.5% at 30 June 2026 (30 June 2025: 22.8%);
- The Group was fully compliant with all bank facility covenants throughout FY26 and as at 30 June 2026. At 30 June 2026 the Loan to Valuation Ratio was 29.8% (Covenant: 50%) and the Interest Cover Ratio was 4.7 times (Covenant: 2.0 times).

Interest rate management

- Active swaps in place as at 30 June 2026 have a notional value of $540 million and cover 100% of borrowings (2025: 69%). The weighted average fixed rate for active swaps is 2.82% (2025: 2.45%) and the weighted average term is 2.2 years (2025: 2.3 years).
- The Group has forward start interest rate swaps with a notional value of $150 million. These swaps have a weighted average fixed interest rate of 3.48% with commencement dates in FY27.

FY27 OUTLOOK

The Group has provided FY27 distribution guidance of not less than 18.0 cents per security.

FY27 distribution guidance is estimated on:

- a status quo basis (assuming no further acquisitions or disposals);
- no material change in current market or operating conditions; and
- no assumed income received on the Edge Early Learning Portfolio (Edge Portfolio) from 1 August 2026 until the end of the financial year, net of the $4m in liquid security which is assumed to be applied to outstanding rent.

The approach to FY27 distribution guidance is considered prudent due to the range of potential outcomes relating to the Edge Portfolio which at this point are uncertain. Distribution guidance will be updated as further information on rental income on the Edge Portfolio becomes available during the course of FY27.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

In the opinion of the directors, other than the matters identified in this report, there were no significant changes in the state of affairs of the Group that occurred during the financial year.

MATTERS SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

The Group issued default notices to Edge Early Learning (a "tenant" comprising approximately 14% of the Group's rental income) in respect of 31 leases on 4 August 2026 for the non-payment of rent due on 3 August 2026. The tenant and its lender have up to 21 days to remedy the default. The tenant has previously paid all rent due up to 31 July 2026. The tenant requested a deferral or abatement of rent in late July whilst they undertake a corporate restructure.

The Group engaged with the tenant and appointed McGrathNicol to assist in the consideration of this matter. The Group has declined the request but continues to engage with the tenant in respect of its lease obligations and potential pathways forward. The Group has assessed and recognised the effect of this matter on the carrying value of assets at 30 June 2026.

Other than the matter identified above, no events have occurred since 30 June 2026 that have materially affected, or may materially affect:

(i) the operations of the Group in future financial years; or

(ii) the results of those operations in future financial years; or

(iii) the state of affairs of the Group in future financial years.

LIKELY DEVELOPMENTS AND EXPECTED RESULTS OF OPERATIONS

The Group will continue to be managed in accordance with its existing investment objectives and guidelines.

The results of the Group's operations will be affected by a number of factors, including the performance of investment markets in which the Group invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

MATERIAL BUSINESS RISKS

The material business risks that could adversely affect the achievement of the Group's financial prospects are as follows. The Group has in place a Risk Management Framework under which it identifies, assesses, monitors and manages these risks.

Macroeconomic risk

The operations and performance of the Group is influenced by the macroeconomic condition of the Australian and the wider global economy. A prolonged economic downturn and its related effects, including increasing rates of unemployment, in addition to other factors such as inflation and rising interest rates, could have a material adverse impact on the Group's business or financial performance including asset valuations, income, expenses and cashflows.

The Group's development activity may be impacted by supply chain disruption and the impact of cost-escalation and labour shortages in the construction industry.

Concentration risk

The Group's property portfolio is presently 91% invested in ELCs and ELC development sites and 9% in healthcare assets. Adverse events to the early learning and/or healthcare property sectors may result in a deterioration of the tenants' ability to meet their lease obligations, the value of the Group's assets and the future growth prospects of the portfolio.

As at 30 June 2026, 71% of the portfolio by income (excluding developments) is leased to the largest five tenants (Goodstart Early Learning 19%, Green Leaves Early Learning 16%, Edge Early Learning 14%, Aspire Education 11% and Affinity Education 11%). Any material deterioration in the operating performance of the Group's tenants may result in them not meeting their lease obligations which could reduce the Group's income and portfolio value if a suitable replacement cannot be found.

Tenant risk

The Group relies on tenants to generate its revenue. Tenants may be not-for-profit companies, private entities or listed public companies. If a tenant is materially affected by changes in market conditions, financial difficulties, regulatory action, reputational issues or adverse changes in government policy, they may default on their rental or other contractual obligations which may result in loss of rental income and loss in value of the Group's properties.

Typically, tenants are required to provide an unconditional and irrevocable bank guarantee, which must not expire until at least six months after the ultimate expiry date of the lease, and may also be subject to cross-default on multiple properties in Arena's portfolio as security for their performance under the lease. Refer to note 8(d) for further details on tenancy risk for the portfolio.

Climate change risk

Extreme weather and other climate change related events have the potential to damage the Group's investment properties and disrupt tenant operations. Such events may increase tenant costs for maintenance, the cost, deductibles or availability of insurance, the ability to re-lease investment properties in the future and the rent levels for which they can be leased, thereby affecting future investment property valuations and rental cash flows.

The precise nature of these risks is uncertain as it depends on complex factors such as policy change, technology development, market forces, and the links between these factors and climatic conditions. To help mitigate the risk of localised valuation impacts on the Group, the investment property portfolio is geographically diversified. Active asset management of the portfolio can also assist with mitigating this risk.

Changes to existing regulatory regimes or the introduction of new regulatory regimes (including environmental or climate change related regulation) may also increase the cost of compliance, reporting and maintenance of assets.

Government policy, law and regulation risk

Early learning and healthcare operators rely heavily on government funding to provide services to the community and are subject to accreditation and licencing regimes. There is a risk that breaches of regulations or changes in government policy, regulation and licencing may adversely impact tenant performance and the underlying demand for these services and therefore tenants' ability to meet lease obligations and/or their demand for these properties.

Property valuations

Changes in the market for social infrastructure such as the properties owned by the Group, especially from changes in the valuation of properties, market rents and tenant performance, may adversely affect the Group's financial performance, valuation of assets and the value of the Group's securities.

MATERIAL BUSINESS RISKS CONTINUED

Cyber security

The Group leverages IT systems, networks and data to operate efficiently. Managing potential IT system failures and cybersecurity breaches is an area of focus for the Group to ensure it manages the risk of loss of sensitive information, operational disruption, reputational damage, fines and penalties.

The following measures are in place to help protect the business and employees from cybersecurity related threats:

- providing a digitally safe working environment, both in the office and for remote working;
- protecting systems, networks and end-point devices;
- mandatory training for all employees to identify and manage potential threats;
- vulnerability testing and security event monitoring to identify and respond to threats;
- embedding policies to safely control, access and manage data and privacy, for both employees and third parties; and
- simulated cyber attacks and recovery exercises to enhance resilience and identify potential improvement opportunities.

Capital Management

Capital market volatility may impact our ability to transact and access suitable capital. The Group manages this risk by:

- acquiring and developing new assets on capital efficient terms;
- retaining a strong balance sheet and relatively low gearing;
- actively managing debt expiries;
- maintaining a disciplined and prudent approach to capital management and hedging;
- maintaining liquidity in excess of funding requirements; and
- engaging with debt and equity investors to regularly update them about the business.

Key personnel risk

The Group operates in a highly specialised property investment and funds management environment. The loss of key executives involved in acquisitions, asset management, leasing, development and capital management could affect the Group's ability to source investment opportunities, maintain tenant relationships, execute developments and optimise portfolio performance. While the Group has succession plans and retention initiatives in place, there can be no assurance that suitably qualified replacements could be identified and retained on acceptable terms.

AFSL financial compliance risk

The Group is exposed to the risk of having inadequate capital and liquidity. Arena REIT Management Limited, a subsidiary of ARL, holds an Australian Financial Services License ('AFSL') and acts as a responsible entity for the Group's managed investment schemes. The AFSL requires minimum levels of net tangible assets, liquid assets, cash reserves and liquidity, which may restrict the Group in paying dividends that would breach these requirements.

The directors regularly review and monitor the Group's balance sheet to ensure ARML's compliance with its AFSL requirements.

INFORMATION ON DIRECTORS

The directors during the financial year were:

NAME AND POSITION	EXPERIENCE AND QUALIFICATIONS
David Ross **Independent Non-Executive Director, Board Chair**	David has over 35 years' ASX listed company and corporate experience in the property and property funds management industries in Australia and overseas, including Global and US Chief Executive Officer Real Estate Investments and Chief Executive Officer Asia Pacific for Lend Lease, Chief Executive Officer for General Property Trust and Chief Operating Officer for Babcock and Brown. He is currently an independent non-executive Director at Charter Hall Group and was formerly a non-executive Director of Sydney Swans Foundation Limited. David holds a Bachelor of Commerce, an Associate Diploma in Valuation and is a fellow of the Australian Institute of Company Directors (FAICD). Other current directorships: Charter Hall Group. Former directorships in last 3 years: None.
Rosemary Hartnett **Independent Non-Executive Director, Chair of Culture and Remuneration Committee**	Rosemary has over 30 years' experience in the Australian property sector and extensive senior management experience in property finance. Her former executive roles include senior property finance executive and fund manager roles for trading and investment banks, including Macquarie Bank, ANZ and NAB. Rosemary was also Chief Executive Officer of Housing Choices Australia, one of the country's leading registered housing associations. Rosemary holds a Bachelor of Business in Property (Valuations) and is a member of the Australian Institute of Company Directors (MAICD). She was previously Chair and an independent director of ISPT Pty Ltd and an independent director of Fanplayr Inc., Aconex, and Wallara Australia, and director of International Property Funds Management Pty Ltd. Other current directorships: Mirvac Limited. Former directorships in last 3 years: ISPT Pty Ltd; Fanplayr Inc.
Matt Nacard **Independent Non-Executive Director**	Matt has over 30 years' experience across real estate and global investment markets, with a rare combination of buy- and sell-side expertise. His executive career has included roles in real estate development and asset management at Lendlease, and senior leadership positions within Macquarie Group's Equities division across Australia and Asia. He was most recently Co-Founder and Chief Executive Officer of Ethical Partners Funds Management, a purpose-driven Australian fund manager. Matt has extensive board and governance experience, having served on a range of boards and committees for Macquarie Group and Ethical Partners Funds Management, as well as not-for-profit organisations supporting children's wellbeing. He is currently a Director of global men's health organisation, Movember Foundation. Matt holds a Bachelor of Commerce from the University of New South Wales, is a Graduate of the Australian Institute of Company Directors (GAICD) and is a Certified Executive Coach from the Institute of Executive Coaching and Leadership. Other current directorships: Movember Foundation. Former directorships in last 3 years: None.

INFORMATION ON DIRECTORS CONTINUED

NAME AND POSITION	EXPERIENCE AND QUALIFICATIONS
Helen Thornton **Independent Non-Executive Director, Chair of Audit, Risk and Compliance Committee**	Helen has over 30 years' experience across a wide range of industries including healthcare, insurance, financial services, manufacturing, mining, property and utilities, in both public and private corporations, and government statutory authorities. Helen has extensive financial, risk management, audit and governance expertise holding executive senior leadership roles at Deloitte, KPMG, BHP and BlueScope Steel. Helen holds a Bachelor of Economics from Monash University and is a member of Chartered Accountants Australia and New Zealand (CA ANZ) and the Australian Institute of Company Directors (GAICD). Other current directorships: Ansvar Insurance; McPherson's Limited; Beyond Bank. Former directorships in last 3 years: Yarra Valley Water; ISPT Pty Ltd; Treasury Corporation of Victoria.
Adam Tindall **Independent Non-Executive Director**	Adam was appointed to the ARL and ARML Boards on 1 November 2024. He has over 35 years' experience in investment management and real estate. His previous executive roles include Chief Executive Officer of AMP Capital, Director and Chief Investment Officer of Property at AMP Capital, Executive Director at Macquarie Capital and senior leadership roles at Lendlease. In May 2026, Adam was appointed as a member of the Future Fund Board, with his five year term on the board commencing September 2026. Adam holds a Bachelor of Engineering (Civil) (Honours) and is a Fellow of the Australian Institute of Company Directors (FAICD). Other current directorships: Stockland (incorporating Stockland Corporation Limited; Stockland Trust). Former Directorships in last 3 years: CSR Limited; Bennelong Funds Management Group Pty Ltd; Bennelong Funds Management Ltd.
Justin Bailey **Executive Director**	Justin is Managing Director of Arena and has over 25 years' investment and advisory experience in infrastructure and real estate. His background includes leadership roles in project development, acquisition, financing and asset management, with a particular focus on creating new community assets and precincts. Justin joined Arena in early 2024 and was appointed to CEO and Managing Director in 2025. Prior to joining Arena, he held senior executive roles for leading investment banking, advisory and investment organisations including ABN AMRO, Babcock & Brown and KPMG. Most recently he was Senior Managing Director of John Laing, responsible for the Australian market and co-head of their global project investment business. Justin holds a Bachelor of Commerce (Honours) from the University of Melbourne. Other current directorships: None. Former directorships in last 3 years: None.
Gareth Winter **Executive Director and Company Secretary**	Gareth is Chief Financial Officer of Arena and Executive Director of Arena REIT Management Limited. He was formerly a partner at PricewaterhouseCoopers and has over 30 years' professional experience. Throughout his career Gareth specialised in advising the listed and unlisted property and infrastructure funds management sector on corporate finance, capital management, risk management, transaction structuring and financial systems and reporting. Gareth holds a Bachelor of Commerce and is a member of Chartered Accountants Australia and New Zealand (CA ANZ). Other current directorships: None. Former directorships in last 3 years: None.

MEETINGS OF DIRECTORS

The number of meetings of the Responsible Entity's board of directors and of each board committee held during the year ended 30 June 2026, and the number of meetings attended by each director were:

	ARL Board		ARML Board		Audit, Risk and Compliance Committee		Nomination Committee		Culture & Remuneration Committee	
	A	B	A	B	A	B	A	B	A	B
David Ross	13	13	16	16	10	10	5	5	6	6
Rosemary Hartnett	13	13	16	16	10	10	5	5	6	6
Matt Nacard	2	2	2	2	2	2	-	-	2	2
Helen Thornton	13	13	16	16	10	10	5	5	6	6
Adam Tindall	13	13	16	16	10	10	5	5	6	6
Rob de Vos	6	6	7	7	*	*	*	*	*	*
Justin Bailey	7	7	9	9	*	*	*	*	*	*
Gareth Winter	*	*	16	16	*	*	*	*	*	*

A - Number of meetings held during the time the director held office or was a member of the committee during the year.
B - Number of meetings attended.
** = Not a member of the relevant board/committee.*

L-R: Helen Thornton, David Ross, Matt Nacard, Gareth Winter, Justin Bailey, Rosemary Hartnett, Adam Tindall.

REMUNERATION REPORT

Introduction from the Chair of the Culture and Remuneration Committee

On behalf of the Culture and Remuneration Committee (Committee) and the Board, I am pleased to present the Remuneration Report for the financial year ended 30 June 2026 (FY2026). The Report sets out our remuneration strategy and outcomes for Key Management Personnel (KMP) comprising the Executive KMP and the independent non-executive directors (NED).

Remuneration Framework

Arena's remuneration framework is designed to attract, incentivise and retain talent by providing market competitive rewards with incentive opportunity aligned to strategy and performance thereby guiding the behaviour and actions of Executive KMP.

The Committee undertakes periodic reviews of Arena's remuneration framework to benchmark key elements of the remuneration policy, incentive structures and remuneration to Arena's peers. There were no changes to Arena's remuneration framework in FY2026 with the next independent review expected to be performed during FY2027.

FY2026 Executive KMP and Succession Planning

Arena transitioned the CEO role from Mr Rob de Vos to Mr Justin Bailey in November 2025 as part of an established succession plan. The Committee wishes to thank Mr de Vos for his dedicated service and substantial contribution to Arena over the past 13 years including nearly 7 years as CEO.

Performance and Remuneration Outcomes

The Board considers a range of quantitative and qualitative factors when reviewing performance against Arena's key strategy and performance drivers (KPD's) which are set out on page 33 of this report. The remuneration outcomes in respect of FY2026 are consistent with the intended operation of Arena's remuneration framework and align with performance across a range of financial and non-financial objectives.

FY2026 was characterised by ongoing economic and market volatility, including a material elevation of long-term interest rates, inflation and cost of living pressure, more challenging operating conditions for some ELC operators and geo-political conflict. Notwithstanding the challenging environment, Arena delivered strong outcomes against its investment objective in FY2026:

- Distributable Income of $79 million representing 8% growth on FY2025;
- Distributable Income per Security (DIS) of 19.6 cents representing 5.7% growth on FY2025;
- Distributions per Security (DPS) of 19.25 cents representing 5.5% growth on FY2025;
- Portfolio occupancy of 100% and weighted average lease expiry of 17.5 years; and
- Gearing maintained below 25%.

Arena also achieved strong progress across non-financial priorities, with sustainability embedded across our business operations. We have:

- Achieved zero organisational and services scope 1 and 2 emissions for FY2025;
- Achieved carbon neutrality for business operations and services in 2024-2025;
- Solar renewable energy systems installed on 93% of Arena's property portfolio;
- Delivered a 41% absolute reduction and 53% reduction in the intensity of Arena's Scope 3 (Category 13), Downstream Leased Assets Emissions to end FY2025, and are on track to achieve our interim 2030 target of a 60-70% reduction in emission intensity;
- Achieved 100% of the FY2025 Sustainability Linked Loan margin discount;
- Completed an external Sustainability Double Materiality Assessment to identify material topics and guide the further development of our sustainability strategy; and
- Received endorsement from Reconciliation Australia for our first Reflect Reconciliation Action Plan.

The Committee remains focused on team culture, leadership and development. In FY2026, Arena has:

- Transitioned the CEO role in line with Arena's internal succession plan;
- Achieved a high level of team alignment and engagement measured in the top quartile of an independent survey group comprising 106 financial and property services organisations across Australia;
- Continued to invest in our team and individual development programs;
- Built internal capability through the recruitment of new team members with targeted skillsets in line with strategic business objectives; and
- Supported flexible working and invested in staff wellness, coaching and professional development programs.

REMUNERATION REPORT CONTINUED

Short Term Incentive (STI) Outcome

Executive KMP were awarded 85% of their target STI opportunity based on the assessment of performance as set out in the FY2026 STI scorecard on pages 37-39.

Long Term Incentive (LTI) Outcome

The FY2024 Long Term Incentive (LTI) was tested as at 30 June 2026 and 45% vested as:

- Arena's FY2026 DIS, representing a compound annual growth rate (CAGR) over the past three years of 4.65%, was towards the upper end of the 3-5% target range; and
- No award was made in respect of Arena's Total Securityholder Return (TSR) hurdle which ranked below the 50th percentile of the comparator group comprised of Arena's peers. Since Arena's management internalisation in FY2015, Arena's 3-year TSR performance ranking has been previously tested nine times. Arena's 3-year TSR has ranked in the top quartile of the comparator group six times and ranked 1st on three occasions, including twice ranking 1st in the comparator group in the past 5 years.

FY2027 Remuneration Framework

Arena's remuneration framework will continue to clearly link and equitably reward and incentivise the achievement of performance-based outcomes and behaviours that reflect our purpose, values and stakeholder expectations.

We welcome your feedback in respect of this Report.

Rosemary Hartnett
Chair, Culture and Remuneration Committee

Governance

Who are the members of the Committee?	The Committee is comprised of the independent directors and is chaired by Ms Rosemary Hartnett.
What does the Committee do?	Advises the Board on remuneration policy and practices, sets and monitors standards of business behaviour and culture and has oversight of team development and wellness, succession planning and conflict management. The Committee appoints remuneration advisers to review and advise on aspects of a remuneration policy and associated frameworks.
Who is included in the remuneration report?	The independent non-executive directors (NED): ▶ Mr David Ross (Board Chair); ▶ Ms Rosemary Hartnett; ▶ Ms Helen Thornton; ▶ Mr Adam Tindall; and ▶ Mr Matt Nacard (appointed 6 May 2026). The Executive KMP: ▶ Mr Rob de Vos – Managing Director and Chief Executive Officer (CEO) to 14 November 2025 (Former CEO); ▶ Mr Justin Bailey – Chief Investment Officer (CIO) to 13 November 2025 and Managing Director and CEO from 14 November 2025 (New CEO); and ▶ Mr Gareth Winter – Executive Director and Chief Financial Officer (CFO).

REMUNERATION REPORT CONTINUED

Key Committee Decisions and remuneration outcomes in FY2026

CEO Transition	As announced to the ASX on 13 August 2025, the Group's Managing Director and CEO, Mr Rob de Vos, gave notice with a transition period that ended following the Group's Annual General Meeting in November 2025. Mr Justin Bailey (the Group's Chief Investment Officer) was appointed as Managing Director and CEO. The Former CEO's remuneration arrangements in respect of FY2026 are summarised as: ▶ No change in fixed remuneration; ▶ No LTI grant; ▶ Eligible for an FY2026 STI to be pro-rated for the term of service; ▶ Retained the entitlement to their FY2025 deferred STI on the same terms as all other Executive KMP; ▶ Retained 100% of their FY2024 LTI grant and 87% of their FY2025 grant on the same terms and performance hurdles as all other Executive KMP; and ▶ Received a cash termination payment equivalent to 5.7 months fixed remuneration. The New CEO's FY2026 annual remuneration pro-rated from the date of appointment is set out below and includes 60% at risk remuneration subject to performance hurdles: ▶ Total Fixed Remuneration (TFR) of $775,000; ▶ Target STI of $586,000; ▶ LTI of $586,000.
Other Executive KMP	Fixed remuneration and total target remuneration (including at risk incentives) was increased in FY2026 by 3.0% for the CFO and the CIO (prior to Mr Bailey's transition to Managing Director and CEO in November 2025). FY2026 at risk remuneration subject to short term and long-term performance hurdles was set at 58% of CFO and CIO (prior to transition to CEO) total target remuneration. See page 36 of this report for further details.
Short Term Incentive (STI)	There was no change to the structure of the STI in FY2026. ▶ Executive KMP were awarded 85% of their target FY2026 STI opportunity based on the assessment of financial and non-financial objectives as set out on pages 37-39 of this report. ▶ The Former CEO's FY2026 STI was pro-rated for the period of service such that the award represented 26% of his annual maximum award and 31% of the target award. ▶ The New CEO's FY2026 target STI was pro-rated for the respective periods of service as CIO (4.5 months) and CEO (7.5 months). ▶ 50% of the STI award to Executive KMP (including the Former CEO) is deferred for 12 months with payment delivered in equity. The FY2025 Deferred STI fully vested.
Long Term Incentive (LTI)	There was no change to the structure of the LTI in FY2026. The testing of hurdles and other conditions in relation to the FY2024 LTI Grant occurred as at 30 June 2026. 45.5% of the FY2024 LTI Grant will vest: ▶ Arena's FY2026 DIS of 19.6 cents per security (representing CAGR of 4.65%) was within the target range of 18.7 to 19.8 cents per security (representing a 3-5% CAGR range) resulting in 90.9% of the DIS component vesting; and ▶ Arena's three-year Total Securityholder Return (TSR) ranked below the 50th percentile of the comparator group comprising the members of the ASX200 A-REIT Index over the performance period and therefore no award was made.
Non-Executive Director (NED) Board Fees	Board fees are set at a level to attract and retain suitably qualified and experienced Directors having regard to appropriate benchmarks for comparable listed entities, the size and complexity of operations, responsibilities and time commitments. Board fees increased by an average of 4% in FY2026. Committee Fees were unchanged.
Minimum Security Holding Requirement (MSHR)	All KMP are compliant with Arena's MSHR policy.

Key Decisions in respect to FY2027 Remuneration Framework

Short Term Incentive (STI)	There are no changes to the structure of the STI in FY2027.
Long Term Incentive (LTI)	There are no changes to the structure of the LTI in FY2027.

ARENA'S PROPOSITION

OUR PURPOSE

Better Communities. Together.

OUR INVESTMENT OBJECTIVE

To generate an attractive and predictable distribution to investors with earnings growth prospects over the medium to long term.

OUR STRATEGIES

Sustainability has been embedded across Arena's business strategies which best positions us to achieve positive long term commercial and community outcomes.

- Be a respected owner of social infrastructure properties.
- Be an active manager of a diverse property portfolio.
- Maintain a responsible approach to growth and diversification.

OUR KEY PERFORMANCE DRIVERS

- Culture
- Discipline
- Relationships
- Capital deployment

OUTCOMES

Delivering positive outcomes for our investors, communities, team and other stakeholders.

Executive KMP Pay for Performance Outcomes

LINKING ARENA'S STRATEGY & OBJECTIVES TO REMUNERATION

PURPOSE	STRATEGIES	KEY PERFORMANCE DRIVERS	OUTCOMES	PAY FOR PERFORMANCE
Better Communities. Together.	Sustainability Respected owner Active manager Responsible growth	Culture Discipline Relationships Capital deployment	Financial objectives	LTI 100% STI 50%
			Non-financial objectives	STI 50%

REMUNERATION REPORT CONTINUED

Executive KMP Remuneration Framework

Our Purpose: Better Communities. Together.

Our Investment Objective

Generate an attractive and predictable distribution for securityholders with earnings growth prospects over the medium to long term through developing, owning and managing social infrastructure property that meets Arena's preferred property characteristics.

Executive KMP Remuneration Framework Objectives

Attract, retain and incentivise Executive KMP	Align remuneration to performance and the successful execution of strategy

Remuneration Principles

- Market competitive rewards to attract and retain high calibre talent capable of executing strategy.
- Total remuneration opportunity to include a significant proportion of at-risk performance-based pay.
- Guide the behaviour and actions of Executive KMP inline with our purpose, values and stakeholder expectations.
- Generate market competitive returns for securityholders.
- Assess incentives against financial and non-financial measures aligned with strategy and values.
- Deliver a meaningful component of Executive KMP remuneration in the form of equity subject to performance hurdles to align Executive KMP with outcomes in the best interests of securityholders over the medium to long term.

Remuneration Components

Fixed Remuneration	STI (variable at risk)	LTI (variable at risk)
• Base level of annual remuneration. • Set around the median of comparable organisations with reference to complexity of the role and the skills and experience necessary for success in the role. • Reviewed annually. • Independently benchmarked on a periodic basis against comparable organisations.	• Performance based remuneration focused on achieving strategic business objectives outlined in Arena's business plan including delivery of distributions to securityholders. • Target opportunity based on a percentage of total remuneration. • Maximum STI of 120% of Target STI. • Payable 50% in cash and 50% in equity with payment of equity component deferred for 12 months.	• Performance based remuneration aligned directly with securityholder returns. • Opportunity based on a percentage of total remuneration. • Three-year performance period. • Payable in equity to align Executive KMP and securityholders. • LTI participation is offered to all Executive KMP (and Arena staff) to align their interests with securityholders. • Allocated using a face value method.

Executive KMP Remuneration Framework continued

Remuneration Components continued		
What are the STI and LTI performance hurdles?	▶ Financial performance measures (50% weighting) based on Distribution and DIS targets. ▶ Non-financial objectives (50% weighting) based on achieving predetermined strategic business objectives related to Arena's KPD's including culture, discipline, relationships and capital deployment.	▶ Vesting determined by performance against a DIS target range (50% weighting) and Relative TSR ranking (50% weighting) against the members of the ASX200 AREIT Index. ▶ DIS targets are set at 3-5% CAGR as representing through-the-cycle growth expectations and competitive stretch targets.
Why are these performance hurdles used and the link to Performance?	▶ Aligns Executive KMP with immediate strategic objectives and the sound management of financial and non-financial business priorities required to deliver the annual business plan. ▶ Aligns with securityholder expectations of earnings growth targets and directly linked to core elements of Arena's investment objectives.	▶ DIS is a key driver of securityholder returns with sustained growth in earnings over the medium to long term a key value driver for securityholder wealth. ▶ The DIS target range of 3-5% CAGR is consistent with Arena's investment objective to deliver securityholders with attractive and predictable distributions with earnings growth prospects over the medium to long term. A DIS CAGR within the target range of 3-5% is expected to be competitive through the cycle compared to Arena's peers in the ASX200 A-REIT index. Historical analysis demonstrates that average and median DIS CAGR for the ASX200 A-REITs is below a 3% CAGR and a 5% CAGR represents top quartile performance. Consistency of the target range over time provides predictability and an appropriate balance between sustainable securityholder returns and risk. Achieving the target, in conjunction with disciplined capital, lease and portfolio management, requires the efficient and effective deployment of capital including the sourcing and delivery of Arena's development opportunities. ▶ Relative TSR aligns Executive KMP with overall securityholder returns and reduces the effect of economic cycles by measuring performance relative to peers.
Can the Board cancel or vary incentives?	The Board can reduce, cancel or increase STI and LTI incentives, including if information in respect of past awards arises that would otherwise have meant an award would not have been made.	

REMUNERATION REPORT CONTINUED

Executive KMP FY2026 Target Remuneration and Remuneration Mix

					Proportion of at-Risk Performance Based Remuneration			
	FY2026 Target Remuneration					Cash	Equity	
Executive KMP	Fixed[3]	Target STI[4]	LTI	Total	Fixed	STI	Deferred STI	LTI
Justin Bailey[1]	$775,000	$586,000	$586,000	$1,947,000	40%	15%	15%	30%
Gareth Winter	$515,000	$300,000	$375,000	$1,175,000	43%	13%	13%	32%
Former Executive KMP								
Rob de Vos[2]	$820,000	$620,000	Nil	$1,440,000	57%	21%	21%	-

1. *Reflects Mr Bailey's annual remuneration as New CEO. Actual FY2026 remuneration was pro-rated between his former role as CIO (4.5 months) and CEO (7.5 months).*
2. *Former CEO's FY2026 target annual remuneration. Actual FY2026 remuneration was pro-rated over the service period ended on 14 November 2025.*
3. *Fixed remuneration is set by the Board and is inclusive of the prescribed Superannuation Guarantee contribution.*
4. *50% of an STI award is deferred for 12 months and payable in Arena securities. All Executive KMP have the potential to earn up to 120% of Target STI and up to 100% of Target LTI.*
5. *Percentages may not add due to rounding.*

Executive KMP Employment Agreements

Contract duration	Ongoing.
Termination by the Executive KMP	CEO : 9 month notice period. CFO : 6 month notice period. Unvested STI or LTI entitlements lapse unless the Board determines otherwise.
Termination by Arena REIT without cause, mutually agreed resignation, retirement or other circumstance	Notice period (as above) applies or equivalent payment in lieu of notice based on fixed remuneration. The Board has discretion to determine awards which may remain on foot and may also pro rata awards for time and performance. The Board may lapse an award in full or allow accelerated vesting in special circumstances subject to termination benefit rules.
Termination by Arena REIT for cause	No notice period or termination payment unless the board determines otherwise. Unvested STI or LTI entitlements lapse unless the Board determines otherwise.
Post-employment restraints	Restrained from soliciting suppliers, customers and staff for the term of the relevant notice period post-employment.

REMUNERATION REPORT CONTINUED

Performance & Variable Remuneration Outcomes

5 Year Financial Performance Indicators

The table below summarises Arena's performance in key areas over the past 5 years.

Metric		FY2026	FY2025	FY2024	FY2023	FY2022
Net Profit (Statutory)	*$million*	**131.8**	81.5	57.5	74.2	334.3
Distributable Income	*$million*	**79.1**	73.1	62.4	59.7	56.3
Distributable Income per Security	*cents*	**19.60**	18.55	17.65	17.10	16.30
Distributions per Security	*cents*	**19.25**	18.25	17.4	16.8	16.0
Net Asset Value per Security		**$3.60**	$3.46	$3.41	$3.42	$3.37
Security Price at 30 June		**$3.11**	$3.71	$3.87	$3.76	$4.27
Gearing		**24.5%**	22.8%	22.6%	21.0%	20.2%
Annual Total Shareholder Return (TSR)		**(11.4%)**	0.5%	7.8%	(7.8%)	22.8%
Annual TSR of ASX-200 A-REIT Index		**(2.2%)**	14.0%	24.6%	8.1%	(12.3%)

FY2026 STI Scorecard Performance and Outcomes

The Board set the Executive KMP target financial performance hurdles and non-financial objectives required to deliver strategic priorities that create long term value for securityholders. The Committee's assessment of the Executive KMP's FY2025 performance is set out in the scorecard below.

Financial Objectives (50%)				
Category	**Measurement**	**Weighting**	**Rating**	**Comments**
Distributions and Earnings	FY2026 distribution target of at least 19.25 cents per security	25%	T	Actual FY2026 distribution of 19.25 cents per security (5.5% growth).
	FY2026 DIS in a target range of 19.3 to 19.5 cents (3.7-4.8% growth)	12.5%	E	Actual FY2026 DIS of 19.6 cents (5.7% growth).
	Expected FY2027 DIS supporting FY2027 distribution guidance in a range of 19.8 to 20.0 cents per security (3-4% growth on FY2026 distribution target)	12.5%	B	Actual FY2027 distribution guidance of no less than 18.0 cents.

Key: E = Exceeded Target T = On-Target P = Partial B = Below Target

REMUNERATION REPORT CONTINUED

FY2026 STI Scorecard Performance and Outcomes

Non-Financial Objectives (50%)				
Key Performance Driver	**Strategic Business Objectives**	**Weighting**	**Rating**	**Comments**
Culture	Culture & Values Governance Sustainability Team performance Development & Succession	12.5%	T	▶ No safety or injury incidents. ▶ Independent team alignment and engagement survey benchmarked with top decile ranking in employee alignment and top quartile in engagement. ▶ Successfully transitioned CEO role to internal candidate in line with Arena's succession planning. ▶ Development and succession program in place and set as a KPI for Executive KMP. ▶ Zero organisational and services scope 1 and 2 emissions in FY2025. ▶ 6-star rating for organisational NABERS energy co-assessment. ▶ Carbon neutral for business operations and services in 2024-2025. ▶ Arena's 'Reflect' Reconciliation Action Plan formally endorsed by Reconciliation Australia. ▶ Solar renewable energy systems installed on 93% of property portfolio. ▶ A 41% absolute reduction and 53% reduction in the intensity of Arena's Scope 3 (Category 13), Downstream Leased Assets Emissions to end FY2025. ▶ Completion of a Sustainability Double Materiality Assessment to identify material topics and guide further development of sustainability strategy.
Discipline	Capital Management Insurances Lease Management Portfolio Management Technology	12.5%	E	▶ Business funding, hedging, liquidity and gearing maintained within approved parameters and development pipeline fully funded. ▶ Debt facility limit increased, all debt maturities extended and improved debt facility pricing. ▶ Expanded capital recycling program to enhance portfolio quality through divestment of 11 ELC's at an 8% premium to book value. ▶ Achieved targets in Sustainability Linked Loan margin discount for the FY2025 performance targets. ▶ Reduced cost of corporate insurances through disciplined risk management processes. ▶ Stability of 17.5-year WALE maintained. ▶ 100% occupancy at 30 June 2026. ▶ Enhanced IT systems and collaboration tools.
Relationships	Capital Providers Stakeholder Management Tenant Partners	12.5%	T	▶ Continued positive tenant engagement survey rating. ▶ Enhanced tenant data, ELC sector analysis and catchment dashboard. ▶ Ongoing tenant partner collaboration in respect of solar installations and energy optimisation.

Key: E = Exceeded Target T = On-Target P = Partial B = Below Target

FY2026 STI Scorecard Performance and Outcomes continued

Non-Financial Objectives (50%) continued				
Key Performance Driver	**Strategic Business Objectives**	**Weighting**	**Rating**	**Comments**
Capital Deployment	Developments and Origination	12.5%	E	▶ 11 ELC development projects reached practical completion with a value of $87 million. ▶ 11 ELC development projects added to the development pipeline. ▶ $20 million deployed into 3 operating asset acquisitions

Key: E = Exceeded Target T = On-Target P = Partial B = Below Target

The Committee reviewed the scorecard of Arena's performance throughout FY2026 and determined that the outcome is consistent with the objectives of the STI plan.

FY2026 represented a period of substantial investment notwithstanding the higher interest rate environment. This was possible due to Arena's disciplined focus on capital management, including the material mitigation of higher interest rates through its hedging program, which have underpinned strong financial outcomes in FY2026.

Based on the overall assessment of the STI scorecard, the Committee awarded the Executive KMP 85% of their STI target opportunity. The Committee has consulted with Arena's Audit Risk and Compliance Committee and confirmed that there were no adverse behavioural or financial matters relevant to the assessment of Executive KMP performance. The STI awards for Executive KMP based on FY2026 performance outcomes is set out below.

Executive KMP FY2026 STI Awards

Executive KMP	STI Award	Award as a % of Target STI Opportunity[3]	Cash Component	Deferred STI Component[4]	Deferred STI Rights Granted[5,6,7]
	$	%	$	$	No.
Justin Bailey[1]	$426,524	85%	$213,262	$213,262	67,324
Gareth Winter	$263,500	85%	$131,750	$131,750	41,592
Former Executive KMP					
Rob de Vos[2]	$194,990	85%	$97,495	$97,495	30,778

1. *The FY2026 STI award for the New CEO has been pro-rated to reflect service as CIO (4.5 months) and CEO (7.5 months).*
2. *The FY2026 STI award for the Former CEO has been pro-rated over his FY2026 service period (4.5 months).*
3. *Any STI Opportunity not awarded (up to the maximum of 120% of Target) is forfeited.*
4. *Payment of 50% of an STI Award is deferred for 12 months.*
5. *Deferred STI Rights convert into Arena Stapled Securities. The allocation of rights uses a face value method by dividing the value of the Deferred STI award by the 15-day VWAP (ex-distribution) of Arena Stapled Securities immediately prior to the end of the relevant financial year (FY2026: $3.1677).*
6. *Rights granted to Executive KMP who are also Executive Directors are subject to approval by securityholders at Arena's AGM.*
7. *Deferred STI Rights do not receive cash distributions. However, additional securities are granted equivalent to distributions declared on Arena Stapled Securities during the 12-month deferral period.*

REMUNERATION REPORT CONTINUED

LTI Performance Measures and Assessment

Distributable Income per Security and Relative TSR were established as performance measures in FY2015 at the commencement of Arena's LTI Plan. The Committee considers that these measures remain appropriate and are:

- aligned with Arena's investment objective and strategy;
- metrics that align the Executive KMP with securityholders and drive long term sustainable performance and returns; and
- consistent with our purpose, values and stakeholder expectations of Executive KMP behaviour.

LTI Year	Performance Measurement Period	LTI Performance Measure[4]	Performance Hurdle	Result	Vesting Outcome[5,6]
FY2024	FY2026	DIS[2,3]	Target range of 18.7 cents to 19.8 cents.	Actual DIS of 19.6 cents (equivalent to 4.65% CAGR over the three-year performance period).	90.9%
	FY2024-FY2026	Relative TSR[1]	50% of rights vest at the 50th percentile; with pro rata vesting until 100% vesting at the 75th percentile.	Arena's TSR ranked at less than the 50th percentile of the comparator group over the three-year performance period.	Nil
				Overall Vesting[4]	45.5%
FY2025	FY2027	DIS[2,3]	Target range of 19.3 cents to 20.4 cents.	N/A	
	FY2025-FY2027	Relative TSR[1]	50% of rights vest at the 50th percentile; with pro rata vesting until 100% vesting at the 75th percentile.		
FY2026	FY2028	DIS[2,3]	Target range of 20.27 cents to 21.47 cents.	N/A	
	FY2026-FY2028	Relative TSR[1]	50% of rights vest at the 50th percentile; with pro rata vesting until 100% vesting at the 75th percentile.		

1. *Relative TSR rank versus a comparator group comprising the members of the ASX200 A-REIT Index at the commencement of each three-year performance period (assuming reinvestment of distributions). Relative TSR performance rank reduces the effect of market cycles as it measures Arena's performance relative to its peers.*
2. *DIS is a key performance indicator referenced by the Board in preparing business plans, measuring Arena's performance and creating value for securityholders. DIS is determined by the Board in accordance with Arena's Dividend and Distribution Policy.*
3. *The DIS target range is set at DIS growth of 3% to 5% CAGR over the three-year performance period. The target range is considered appropriate by the Board as it is consistent with core elements of Arena's investment objective to deliver securityholders with attractive and predictable distributions with earnings growth prospects over the medium to long term. A DIS CAGR within the target range of 3-5% is expected to be competitive through the cycle compared to Arena's peers in the ASX200 A-REIT index. Recent historical analysis has demonstrated the average and median DIS CAGR for the ASX200 AREITS for a three-year period is below a 3% CAGR with a 5% CAGR representing top quartile performance over the same three-year period. Consistency of the target range over time provides predictability in DIS and an appropriate balance between sustainable securityholder returns and risk. The DIS performance hurdle is assessed in the final year of a three-year performance period.*
4. *A 50% weighting is attributed to each performance measure.*
5. *50% vesting at the threshold of the target range plus progressive pro-rata vesting between 50% and 100% (i.e. on a straight-line basis) with 100% vesting at or above the upper target. Any LTI opportunity not awarded is forfeited.*
6. *The Board retains discretion in respect of the LTI award including adjusting the conditions and / or performance outcomes to ensure that executive KMP are neither advantaged nor disadvantaged by matters that affect the conditions, for example the timing of a material equity raising or excluding the effects of one-off items.*

REMUNERATION REPORT CONTINUED

Executive KMP Remuneration Summary - Actual Amounts Received (Non-IFRS Information)[1]

Executive KMP		Short Term Benefits			Equity Based Payments[3]		Termination		
		Fixed Salary[2]	Non-Monetary Benefits	Cash STI	Deferred STI	LTI	Leave Entitlement	Other	Total
Justin Bailey[4]	FY2026	$688,125	-	$188,125	$57,036	-	-	-	$933,286
	FY2025	$550,000	-	$55,417	-	-	-	-	$605,417
Gareth Winter	FY2026	$515,000	$7,758	$161,250	$136,885	$147,910	-	-	$968,803
	FY2025	$500,000	$14,616	$133,000	$96,372	$423,342	-	-	$1,167,330
Former Executive KMP									
Rob de Vos[5]	FY2026	$311,515	$8,267	$333,250	$273,771	$235,569	$331,212	$392,231	$1,885,815
	FY2025	$820,000	$17,361	$266,000	$196,217	$674,280	-	-	$1,973,858

1. *Voluntary disclosure of actual remuneration received by Executive KMP in accordance with contemporary market practice. The information does not align to Australian Accounting Standards.*
2. *Salaries are set by the Board as inclusive of the prescribed Superannuation Guarantee for the relevant financial year.*
3. *The value of vested equity-based payments is based on the ASX closing price of an Arena Stapled Security on the date of issue of a stapled security following exercise of vested rights. This may be higher or lower than the value at the time of a grant of equity-based remuneration which contributes to variation between target and actual remuneration.*
4. *FY2026 remuneration reflects service as CIO (4.5 months) and New CEO (7.5 months).*
5. *FY2026 remuneration reflects the service period as the Former CEO (4.5 months) and amounts paid on termination including statutory leave entitlements and other agreed benefits of approximately 5.7 months of fixed salary.*

Executive KMP Remuneration measured in accordance with accounting standards (IFRS/statutory)

Executive KMP		Short Term Benefits			Equity Based Payments[3]		Other		
		Fixed Salary[1]	Non-Monetary Benefits	Cash STI	Deferred STI	LTI	Leave Entitlements[2]	Termination	Total
Justin Bailey[3]	FY2026	$688,125	-	$213,262	$200,694	$228,030	$14,709	-	$1,344,820
	FY2025	$550,000	-	$188,125	$121,771	$124,753	$(13,324)	-	$971,325
Gareth Winter	FY2026	$515,000	$7,758	$131,750	$146,500	$223,892	$24,324	-	$1,049,224
	FY2025	$500,000	$14,616	$161,250	$147,125	$211,955	$36,272	-	$1,071,218
Former Executive KMP									
Rob de Vos[4]	FY2026	$311,515	$8,267	$97,495	$264,120	$346,980	$22,745	$392,231	$1,443,353
	FY2025	$820,000	$17,361	$333,250	$299,625	$342,211	$43,056	-	$1,855,503

1. *Salary is fixed remuneration and is set by the Board as inclusive of the prescribed Superannuation Guarantee for the relevant financial year.*
2. *Change in value of accrued annual and long service leave entitlements during the period.*
3. *FY2026 remuneration reflects service as CIO (4.5 months) and New CEO (7.5 months).*
4. *FY2026 remuneration reflects the service period as the Former CEO (4.5 months) and amounts paid on termination including statutory leave entitlements and other agreed benefits of approximately 5.7 months of Fixed Salary.*

REMUNERATION REPORT CONTINUED

Executive KMP Statutory Remuneration Mix[1]

The relative proportion of variable and at-risk remuneration based on the IFRS/Statutory remuneration set out in the table above (excludes amounts paid on termination).

Executive KMP	Fixed Salary	STI	LTI
Justin Bailey[2]	52%	31%	17%
Gareth Winter	51%	27%	22%
Former Executive KMP			
Rob de Vos	31%	35%	34%

1. *Variation between target remuneration opportunity mix and actual remuneration mix is a result of the forfeiture or non-vesting of opportunities and timing differences between granting equity-based remuneration and the amortisation of equity-based remuneration over the relevant performance and service period.*
2. *Mr Bailey's relative LTI percentage is presently lower as it only includes two years of amortisation of his FY2025 grant and one year of his FY2026 LTI grant following his employment in February 2024.*

Executive KMP Interests in Securities

ORDINARY STAPLED SECURITIES						
Executive KMP	Holding Balance 1 July 2025	FY2024 Deferred STI Award	FY2023 LTI Award	Bought/(Sold) During Period	Other Changes[1]	Holding Balance 30 June 2026[2]
Justin Bailey	51,735	14,403	-	68,761	714	135,613
Gareth Winter	1,256,548	34,567	37,351	-	1,713	1,330,179
Former Executive KMP						
Rob de Vos	1,452,749	69,134	59,487	-	3,426	1,584,796

1. *Securities granted in respect of distribution equivalents on Deferred STI awards.*
2. *Arena requires Executive KMP to accumulate (over four years from their date of appointment) and maintain a minimum holding of Arena securities equivalent to 100% of their fixed annual remuneration. Value is determined by reference to the higher of cost or market value at the commencement of the financial year. The Executive KMP comply with requirements of the minimum securityholding policy.*

REMUNERATION REPORT CONTINUED

Executive KMP Interests in Securities continued

DEFERRED STI RIGHTS								
Executive KMP	**Year[1]**	**Grant Date[2]**	**Vesting Date[3]**	**Value per Right[4]**	**Rights Granted[2]**	**Rights Vested[3]**	**Rights Lapsed**	**Maximum Value to be recognised in future years**
Justin Bailey	FY2026	-	1 July 27	$3.1677	67,324	-	-	$106,631
	FY2025	1 July 25	1 July 26	$3.8213	49,231	100%	-	-
	FY2024	1 July 24	1 July 25	$3.8476	14,403	100%	-	-
Gareth Winter	FY2026	-	1 July 27	$3.1677	41,592	-	-	$65,875
	FY2025	13 Nov 25	1 July 26	$3.8213	42,198	100%	-	-
	FY2024	22 Nov 24	1 July 25	$3.8476	34,567	100%	-	-
Former Executive KMP								
Rob de Vos	FY2026	1 July 26	1 July 27	$3.1677	30,778	-	-	-
	FY2025	13 Nov 25	1 July 26	$3.8213	87,209	100%	-	-
	FY2024	22 Nov 24	1 July 25	$3.8476	69,134	100%	-	-

1. *Represents the period in respect of which the STI was awarded. Vesting is subject to service at the vesting date.*
2. *The FY2026 grant of Deferred STI Rights to the Executive KMP has been approved by the Board with an allocation date of 1 July 2026. The grants to Mr Bailey and Mr Winter are conditional on securityholder approval at Arena's 2026 AGM. Where relevant, the FY2025 grants were approved by securityholders on 13 November 2025 and the FY2024 grant was approved by securityholders on 22 November 2024.*
3. *Vested FY2024 Deferred STI Rights were exercised by Executive KMP on 24 September 2025. FY2025 Deferred STI Rights have vested and are unexercised but may be exercised by Executive KMP at any time after the date of this report.*
4. *The number of rights allocated is determined on a face value basis by dividing the value of the Deferred STI award by the 15- day VWAP (ex-distribution) of Arena Stapled Securities immediately prior to the end of the relevant financial year. This also reflects a reasonable estimation of their grant date fair value as additional rights are subsequently granted for the value of distributions equivalent to that declared to ordinary securityholders during the deferral period.*

LTI PERFORMANCE RIGHTS[6,7,8]								
Executive KMP	**Grant Year**	**Grant Date[1]**	**Vesting Date[4]**	**Fair Value per Right[3]**	**Rights Granted[1,2]**	**Rights Vested[4]**	**Rights Lapsed**	**Maximum Value to be recognised in future years[5]**
Justin Bailey	FY2026	13 Nov 25	1 July 28	$2.275	136,190	-	-	$206,555
	FY2025	22 Nov 24	1 July 27	$2.70	138,614	-	-	$124,753
Gareth Winter	FY2026	13 Nov 25	1 July 28	$2.275	100,751	-	-	$152,806
	FY2025	22 Nov 24	1 July 27	$2.70	97,464	-	-	$87,718
	FY2024	23 Nov 23	1 July 26	$2.28	95,839	43,564	52,275	-
Former Executive KMP								
Rob de Vos[5]	FY2025	22 Nov 24	1 July 27	$2.70	161,139	-	20,948	-
	FY2024	23 Nov 23	1 July 26	$2.28	151,745	68,976	82,769	-

1. *Rights are approved by the Board at the commencement of the three-year performance period. Each LTI grant to an Executive Director is conditional on approval by securityholders at Arena's AGM.*
2. *The allocation of rights is determined on a face value basis by dividing the LTI opportunity by the 15-day VWAP (ex-distribution) of Arena Stapled Securities to 30 June at the beginning of each grant year (FY2026: $3.8213).*
3. *Reflects fair value for accounting purposes noting that actual LTI allocations are determined on a face value basis.*
4. *LTI Rights vested in accordance with the FY2024 LTI assessment as set out on page 40. Vested rights are unexercised but may be exercised by Executive KMP at any time after the date of this report.*
5. *The fair value of rights is amortised over the 3-year performance period for accounting purposes. This represents the maximum value of rights to be recognised in future years in the Statement of Comprehensive Income. The value will be nil if rights do not vest.*
6. *No payment is required on issue of Rights or stapled securities in respect of a vested Right. Vesting is subject to performance measures and service at the vesting date. LTI Rights have no entitlement to distributions.*
7. *In the event of an actual or proposed change of control event that the Board in its discretion determines should be treated as a change of control, a pro-rata number of unvested grants will vest at the time of the relevant event, based on the performance period elapsed and the extent to which performance hurdles have been achieved at the time (unless the Board determines another treatment in its discretion).*
8. *Executive KMP are restricted from transactions (using derivatives or otherwise) that would have the effect of limiting the economic risk from participating in the LTI.*
9. *The Former CEO did not receive an FY2026 LTI grant and a portion of the FY2025 LTI grant lapsed on cessation of employment.*

REMUNERATION REPORT CONTINUED

Non-Executive Director Remuneration Framework

How are NED fees set?	Fees are set to ensure NEDs are remunerated fairly for their services, recognising the level of skill, expertise and experience required to perform the role. The fees are periodically benchmarked against a comparable group of listed entities.
Who approves the fees?	Each NED is paid an amount determined by the Board. NEDs do not receive any equity-based payments, retirement benefits or incentive payments.
Is there a maximum fee?	NED fees are subject to a maximum aggregate amount approved by securityholders of $1 million per annum.
Are NEDs required to have a minimum securityholding?	Arena's minimum securityholding policy requires NEDs to acquire (over three years from the date of appointment) and maintain a minimum holding of Arena securities equivalent to 100% of the annual Board fee. The assessed value is the higher of cost or market value at the beginning of the relevant financial year.

FY2026 Board and Committee Fees[2]

Board and Committee Fees are considered by the Committee as part of the annual remuneration review with changes adopted at the beginning of the relevant financial year. Board fees increased in FY2026 by an average of 4% and Committee fees were unchanged.

	Board Fee[1]	Audit, Risk & Compliance Committee	Culture & Remuneration Committee	Nomination Committee
Chair	$275,000	$25,000	$25,000	$5,500
Member	$125,000	$15,000	$15,000	$3,000

1. *The Board Fee received by the Chair of the Board is inclusive of all Committee fees.*
2. *All Fees are set inclusive of prescribed Superannuation Guarantee contributions.*

REMUNERATION REPORT CONTINUED

Non-Executive Director Reported Remuneration (statutory)

		Fee[1]
		$
David Ross (Board Chair)	FY2026	$275,000
	FY2025	$265,000
Rosemary Hartnett[2]	FY2026	$168,000
	FY2025	$163,000
Helen Thornton[3]	FY2026	$168,000
	FY2025	$158,833
Adam Tindall[4]	FY2026	$158,000
	FY2025	$102,000
Matt Nacard[5]	FY2026	$26,333
	FY2025	-

1. *Fees are inclusive of the prescribed Superannuation Guarantee contributions.*
2. *Chair of the Culture and Remuneration Committee.*
3. *Chair of the Audit, Risk & Compliance Committee.*
4. *Mr Tindall appointed to the Board on 1 November 2024.*
5. *Mr Nacard appointed to the Board on 6 May 2026.*

Non-Executive Director Securityholdings

ORDINARY STAPLED SECURITIES					
Director	Balance 1 July 2025	Acquired	Disposed	Other	Balance 30 June 2026
David Ross	213,565	-	-	-	213,565[1]
Rosemary Hartnett	40,695	2,216	-	-	42,911[1]
Matt Nacard[2]	-	-	-	-	-
Helen Thornton	33,804	1,062	-	-	34,866[1]
Adam Tindall[3]	28,997	11,003	-	-	40,000

1. *Complies with minimum securityholding requirement (MSHR) as measured at the commencement of the financial year.*
2. *Mr Nacard has three years from date of appointment (6 May 2026) to meet the MSHR.*
3. *Mr Tindall has three years from date of appointment (1 November 2024) to meet the MSHR.*

INDEMNIFICATION AND INSURANCE OF OFFICERS AND AUDITORS

During the year, the Group has paid insurance premiums to insure each of the directors and officers of the Group against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of the Group other than conduct involving a wilful breach of duty in relation to the Group.

The contract of insurance prohibits disclosure of the nature of the liability covered and the amount of the premium.

The Group has not, during or since the end of the financial year indemnified, or agreed to indemnify an auditor of the Group or of any related body corporate against a liability incurred in their capacity as an auditor.

NON-AUDIT SERVICES

Details of the non-audit services provided to the Group by the Independent Auditor during the year ended 30 June 2026 are disclosed in note 24 of the financial statements.

INTERESTS IN THE GROUP

The movement in securities on issue in the Group during the year is disclosed in note 13 to the financial statements.

CORPORATE GOVERNANCE STATEMENT

The board of directors for Arena REIT Limited and Arena REIT Management Limited work together and take a co-ordinated approach to the corporate governance of the Group.

Each Board has a Board Charter which details the composition, responsibilities, and protocols of the Board. In addition, the Boards have a Code of Conduct which sets out the standard of business practices required of the Group's directors and staff.

The Group conducts its business in accordance with these charters and code, as well as other key policies which are published on its website.

In compliance with ASX Listing Rule 4.10.3, the Group publishes an annual statement on its website disclosing the extent to which it has followed the recommendations for good corporate governance set by the ASX Corporate Governance Council during the reporting period.

ENVIRONMENTAL REGULATION

The operations of the Group are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

ROUNDING OF AMOUNTS TO THE NEAREST THOUSAND DOLLARS

The Group is an entity of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183, relating to the 'rounding off' of amounts in the Directors' report. Amounts in the Directors' report have been rounded to the nearest thousand dollars in accordance with that Instrument, unless otherwise indicated.

AUDITOR'S INDEPENDENCE DECLARATION

The Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 47.

This report is made in accordance with a resolution of the directors of Arena REIT Limited and Arena REIT Management Limited.

David Ross

David Ross
Chair
Melbourne, 21 August 2026

AUDITOR'S INDEPENDENCE DECLARATION

Auditor's Independence Declaration

As lead auditor of Arena REIT No. 1's financial report for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit of the financial report; and

b) no contraventions of any applicable code of professional conduct in relation to the audit of the financial report.

JDP Wills
Partner
PricewaterhouseCoopers

Sydney
21 August 2026

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CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2026	Notes	CONSOLIDATED 30 June 2026 $'000	30 June 2025 $'000
Income			
Property income	8(c)	**115,724**	108,844
Interest		**1,534**	1,208
Revaluation of investment properties	8	**33,253**	7,045
Net change in fair value of derivative financial instruments		**11,850**	-
Total income		**162,361**	117,097
Expenses			
Property expenses	8(c)	**(908)**	(763)
Management and administration expenses		**(9,851)**	(7,925)
Net change in fair value of derivative financial instruments		**-**	(11,939)
Finance costs	3	**(16,349)**	(14,044)
Impairment of other receivables		**(2,231)**	-
Loss on sale of investment properties		**(244)**	(38)
Other expenses		**(973)**	(897)
Total expenses		**(30,556)**	(35,606)
Net profit for the year		**131,805**	81,491
Other comprehensive income		**-**	-
Total comprehensive income for the year		**131,805**	81,491
Total comprehensive income for the year is attributable to Arena REIT stapled group investors, comprising:			
Unitholders of Arena REIT No. 1		**121,781**	82,329
Unitholders of Arena REIT No. 2 (non-controlling interest)		**12,108**	994
Unitholders of Arena REIT Limited (non-controlling interest)		**(2,084)**	(1,832)
		131,805	81,491

	Notes	Cents	Cents
Earnings per security:			
Basic earnings per security in Arena REIT No. 1	5	**30.17**	20.90
Diluted earnings per security in Arena REIT No. 1	5	**30.06**	20.83
Basic earnings per security in Arena REIT Group	5	**32.65**	20.69
Diluted earnings per security in Arena REIT Group	5	**32.53**	20.61

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

CONSOLIDATED BALANCE SHEET

As at 30 June 2026	Notes	CONSOLIDATED 30 June 2026 $'000	 30 June 2025 $'000
Current assets			
Cash and cash equivalents	6	**21,732**	16,572
Trade and other receivables	7	**4,527**	20,025
Derivative financial instruments	12	**7,218**	1,242
Assets held for sale	8(b)	**50,300**	34,589
Total current assets		**83,777**	72,428
Non-current assets			
Derivative financial instruments	12	**7,280**	1,406
Property, plant and equipment		**465**	1,287
Investment properties	8	**1,913,703**	1,772,725
Intangible assets	9	**10,816**	10,816
Total non-current assets		**1,932,264**	1,786,234
Total assets		**2,016,041**	1,858,662
Current liabilities			
Trade and other payables	10	**21,677**	16,565
Provisions		**668**	880
Distributions payable		**19,569**	18,251
Lease liabilities		**73**	167
Total current liabilities		**41,987**	35,863
Non-current liabilities			
Provisions		**28**	160
Interest bearing liabilities	11	**509,988**	436,204
Lease liabilities		**-**	608
Total non-current liabilities		**510,016**	436,972
Total liabilities		**552,003**	472,835
Net assets		**1,464,038**	1,385,827
Equity			
Contributed equity - ARF1	13	**598,872**	578,888
Accumulated profit	14	**703,948**	653,398
Non-controlling interests - ARF2 and ARL	15	**161,218**	153,541
Total equity		**1,464,038**	1,385,827

The above consolidated balance sheet should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

				CONSOLIDATED
For the year ended 30 June 2026	Contributed equity	Accumulated profit	Non-controlling interests - ARL & ARF2	Total equity
	$'000	$'000	$'000	$'000
Balance at 1 July 2024	436,640	634,981	142,391	1,214,012
Profit for the period	-	82,329	(838)	81,491
Total comprehensive income for the year	**-**	**82,329**	**(838)**	**81,491**
Transactions with owners in their capacity as owners:				
Issue of securities under the Institutional Placement	103,995	-	13,818	117,813
Issue of securities under the Security Purchase Plan	20,834	-	2,768	23,602
Issue of securities under the DRP	17,419	-	2,386	19,805
Distributions to unitholders	-	(63,912)	(8,715)	(72,627)
Equity-based remuneration	-	-	1,731	1,731
Balance at 30 June 2025	**578,888**	**653,398**	**153,541**	**1,385,827**
Balance at 1 July 2025	578,888	653,398	153,541	1,385,827
Profit for the period	-	121,781	10,024	131,805
Total comprehensive income for the year	**-**	**121,781**	**10,024**	**131,805**
Transactions with owners in their capacity as owners:				
Issue of securities under the DRP	19,984	-	2,334	22,318
Distributions to unitholders	-	(71,231)	(6,606)	(77,837)
Equity-based remuneration	-	-	1,925	1,925
Balance at 30 June 2026	**598,872**	**703,948**	**161,218**	**1,464,038**

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30 June 2026	Notes	CONSOLIDATED 30 June 2026 $'000	30 June 2025 $'000
Cash flows from operating activities			
Receipts in the course of operations		**111,707**	101,444
Payments in the course of operations		**(19,725)**	(17,175)
Finance costs paid		**(14,860)**	(11,212)
Interest received		**921**	1,209
Net cash inflow from operating activities	16	**78,043**	74,266
Cash flows from investing activities			
Payments for investment properties and capital expenditure		**(156,537)**	(225,398)
Proceeds from sale of investment properties		**65,197**	5,044
Net cash (outflow) from investing activities		**(91,340)**	(220,354)
Cash flows from financing activities			
Proceeds from issue of securities		**-**	143,868
Payment of transaction costs from issue of securities		**(84)**	(2,531)
Distributions paid to securityholders		**(54,116)**	(49,989)
Loan establishment costs paid		**(1,113)**	(879)
Capital receipts from lenders		**74,000**	60,000
Capital payments to lenders		**(22)**	-
Principal elements of lease payments		**(208)**	(243)
Net cash inflow from financing activities		**18,457**	150,226
Net increase/(decrease) in cash and cash equivalents		**5,160**	4,138
Cash and cash equivalents at the beginning of the financial year		**16,572**	12,434
Cash and cash equivalents at the end of the financial year	6	**21,732**	16,572

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

CONTENTS

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

These financial statements cover Arena REIT (the 'Group') comprising Arena REIT No. 1 ('ARF1'), Arena REIT No. 2 ('ARF2'), Arena REIT Limited ('ARL'), and their controlled entities. Arena REIT is listed on the ASX and registered and domiciled in Australia. The Responsible Entity of ARF1 and ARF2 is Arena REIT Management Limited (the 'Responsible Entity').

This financial report is a combined financial report that presents the financial statements and accompanying notes of Arena REIT at and for the year ended 30 June 2026.

The financial statements were authorised for issue by the directors of Arena REIT Limited and Arena REIT Management Limited on 21 August 2026. The directors have the power to amend and reissue the financial statements.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. Arena REIT is a for-profit entity for the purpose of preparing the financial statements.

The financial report has been prepared on a going concern basis using a historical cost basis except for investment properties, financial assets at fair value through profit or loss, derivative financial instruments which are measured at fair value, and share-based payments which are measured at fair value. Cost is based on the fair value of consideration given in exchange for assets. Comparative information is reclassified where appropriate to enhance comparability.

The financial statements are presented in Australian Dollars, which is the Group's functional currency.

Compliance with International Financial Reporting Standards

The financial statements of the Group also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

(b) New and amended standards adopted by the Group

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2025 that have a material impact on the amounts recognised in prior periods or will affect the current or future periods.

(c) New accounting standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2026 reporting periods. The Group has not early adopted these standards/interpretations. The Group's assessment of the impact of these new standards and interpretations is set out below:

(i) Climate-related financial disclosures

Australia's new climate-related financial disclosure regime (the Treasury Laws Amendment Bill 2024) was passed by Parliament on 9 September 2024. The Australian Accounting Standards Board ('AASB') has subsequently approved the following Australian Sustainability Reporting Standards ('ASRSs') on 20 September 2024:

AASB S1 - General Requirements for Disclosure of Sustainability-related Financial Information is a voluntary Standard covering sustainability-related financial disclosures and aligns with the scope of IFRS S1;

AASB S2 - Climate-related Disclosures is a mandatory Standard that incorporates the necessary content presented in IFRS S1. This Standard requires an entity to disclose information about climate-related risks and opportunities that could reasonably be expected to affect the entity's cash flows, its access to finance or cost of capital over the short, medium or long term.

Arena REIT expects that it will fall within reporting Group 3, with mandatory reporting required by FY28.

(ii) AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments [AASB 7 & AASB 9] (effective for annual periods beginning on or after 1 January 2026)

On 29 July 2024, the AASB issued targeted amendments to AASB 9 and AASB 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities.

1. GENERAL INFORMATION CONTINUED

(c) New accounting standards and interpretations not yet adopted continued

(ii) AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments [AASB 7 & AASB 9] (effective for annual periods beginning on or after 1 January 2026) *continued*

These amendments:

- clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
- clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
- add new disclosures for certain instruments with contractual terms that can change cash flows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
- update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The Group does not expect these amendments to have a material impact on its operations or financial statements.

(iii) AASB 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

AASB 18 will replace *AASB 101 Presentation of financial statements*, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though AASB 18 will not impact the recognition or measurement of items in the financial statements, it impacts presentation and disclosure, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

(d) Critical accounting estimates and judgements

The Group makes estimates and judgements that affect the reported amounts of assets and liabilities within the next financial year. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Estimates and judgements which are material to the financial report are found in the following notes:

- Investment properties — Note 8
- Recoverability of goodwill — Note 9
- Financial instruments — Notes 12, 17

(e) Rounding of amounts

The Group is an entity of the kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183, relating to the 'rounding off' of amounts in the financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars in accordance with that Instrument, unless otherwise indicated.

FINANCIAL RESULTS, ASSETS AND LIABILITIES

This section provides additional information about those individual line items in the financial statements that the directors consider most relevant in the context of the operations of the Group, including:

(a) accounting policies that are relevant for an understanding of the items recognised in the financial statements

(b) analysis and sub-totals

(c) information about estimates and judgements made in relation to particular items.

2. SEGMENT INFORMATION

The Group operates as one business segment being investment in real estate, and in one geographic segment being Australia. The Group's segments are based on reports used by the Board (as the Chief Operating Decision Maker) in making strategic decisions about the Group, assessing the financial performance and financial position of the Group, determining the allocation of resources and risk management. Refer to the Consolidated Statement of Comprehensive Income for the segment financial performance and the Consolidated Balance Sheet for the assets and liabilities.

A key financial metric used to define the results and performance of the Group is net operating profit (distributable income). Net operating profit is a non-statutory measure of profit used to determine securityholder distributions and represents the underlying cash-based profit for the relevant period. Net operating profit excludes fair value changes from asset and derivative valuations and items of income or expense not representative of the underlying operating earnings or cashflow, such as those relating to capital transactions. Net operating profit (distributable income) is calculated in accordance with the Group's Dividend and Distribution policy and approved by the Board.

A reconciliation between statutory net profit per the Consolidated Statement of Comprehensive Income and net operating profit (distributable income) is set out below:

	30 June 2026	30 June 2025
	$'000	$'000
Statutory net profit	**131,805**	81,491
Investment property revaluation and straight-lining of rent	**(47,408)**	(23,777)
Change in fair value of derivatives	**(11,850)**	11,939
Impairment of other receivables	**2,231**	-
Transaction costs	**1,581**	1,350
Amortisation of equity-based remuneration (non-cash)	**1,971**	1,731
Other	**790**	339
Net operating profit (distributable income)*	**79,120**	73,073

** Net operating profit (distributable income) is not a statutory measure of profit.*

3. FINANCE COSTS

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Finance costs:		
Interest paid or payable	**12,564**	10,087
Line fees	**2,789**	3,038
Loan establishment and other finance costs	**324**	283
Write-off of loan establishment costs due to refinancing	**672**	636
Total finance costs expensed	**16,349**	14,044
Finance costs capitalised (a)	**4,286**	3,322
Total finance costs	**20,635**	17,366

Finance costs are capitalised at rates based on contracted fund through rates for each development ranging from 5.75% to 6.5% (30 June 2025: 5.25% to 6.5%).

(a) Accounting policy - Finance costs

Finance costs include interest and amortisation of costs incurred in connection with the arrangement of borrowings. Finance costs are expensed as incurred unless they relate to qualifying assets. Qualifying assets are assets which take more than twelve months to get ready for their intended use or sale. Where funds are borrowed for the acquisition, construction or production of a qualifying asset, the finance costs capitalised are those incurred in relation to that qualifying asset.

4. INCOME TAXES

Under current Australian income tax legislation, ARF1 and ARF2 are not liable to Australian income tax, provided that the securityholders are presently entitled to the income of the Trusts. Trust distributions are subject to income tax in the hands of securityholders, including capital gains tax.

ARL and its wholly-owned Australian controlled entities have implemented the tax consolidation legislation.

(a) Numerical reconciliation of tax expense per the statutory income tax rate to income tax expense recognised

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Profit/(loss) before income tax	**131,805**	81,491
Tax at the applicable Australian tax rate of 25.0% (2025 - 25.0%)	**(32,951)**	(20,373)
Profit attributable to entities not subject to tax	**33,472**	20,831
Deferred tax assets not recognised	**(521)**	(458)
Income tax expense	**-**	-

Net of deferred tax liabilities, there is $0.2 million of unrecognised deferred tax assets relating to unused tax losses as at 30 June 2026. These have not been recognised as it is not probable that future taxable profit will arise to offset these deductible temporary differences.

4. INCOME TAXES CONTINUED

(b) Accounting policy - income tax

(i) Trusts

Arena REIT No.1 and Arena REIT No.2 (the Trusts) are not subject to Australian income tax provided their taxable income is fully distributed to securityholders.

(ii) Companies

The income tax expense or revenue for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(iii) Tax consolidation legislation

ARL and its wholly-owned Australian controlled entities have implemented the tax consolidation legislation. As a consequence, these entities are taxed as a single entity and the deferred tax assets and liabilities of these entities are set off in the consolidated financial statements.

The head entity, ARL, and the controlled entities in the tax consolidated group account for their own current and deferred tax amounts. These tax amounts are measured as if each entity in the tax consolidated group continues to be a standalone taxpayer in its own right.

In addition to its own current and deferred tax amounts, ARL also recognises the current tax liabilities (or assets) and the deferred tax assets arising from unused tax losses and unused tax credits assumed from controlled entities in the tax consolidated group.

All current tax balances are transferred from the controlled entities in the group to ARL. As there is no tax sharing agreement in place the current tax receivable or payable is transferred from each controlled entity to ARL as a contribution to (or distribution from) wholly owned entities.

5. EARNINGS PER SECURITY ('EPS')

	2026	2025
	Cents	Cents
Basic EPS in Arena REIT No. 1	**30.17**	20.90
Diluted EPS in Arena REIT No. 1	**30.06**	20.83
Basic EPS in Arena REIT Group	**32.65**	20.69
Diluted EPS in Arena REIT Group	**32.53**	20.61

The following information reflects the income and security numbers used in the calculations of basic and diluted EPS.

	2026 Number of securities	2025 Number of securities
	'000	'000
Weighted average number of ordinary securities used in calculating basic EPS	**403,639**	393,887
Rights granted under employee incentive plans	**1,521**	1,433
Adjusted weighted average number of ordinary securities used in calculating diluted EPS	**405,160**	395,320

	30 June 2026	30 June 2025
	$'000	$'000
Earnings used in calculating basic EPS for Arena REIT No. 1	**121,781**	82,329
Earnings used in calculating diluted EPS for Arena REIT No. 1	**121,781**	82,329
Earnings used in calculating basic EPS for Arena REIT Group	**131,805**	81,491
Earnings used in calculating diluted EPS for Arena REIT Group	**131,805**	81,491

(a) Accounting policy - earnings per security

(i) Basic earnings per security

Basic earnings per security is calculated by dividing:

- the profit attributable to the security holders, excluding any costs of servicing equity other than ordinary securities;
- by the weighted average number of ordinary securities outstanding during the financial year.

(ii) Diluted earnings per security

Diluted earnings per security adjust the figures used in the determination of basic earnings per security to take into account:

- the effect of interest and other financial costs associated with dilutive potential ordinary securities;
- the weighted average number of additional ordinary securities that would have been outstanding assuming the conversion of all dilutive potential ordinary securities.

6. CASH AND CASH EQUIVALENTS

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Cash at bank	**21,732**	16,572
Total cash and cash equivalents	**21,732**	16,572

(a) Accounting policy - Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short term, highly liquid investments with original maturities of three months or less from the date of acquisition that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

7. TRADE AND OTHER RECEIVABLES

(a) Trade and other receivables - Current

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Trade receivables	**220**	53
Other receivables	**5,353**	18,832
Expected credit loss provision	**(2,385)**	(154)
Prepayments	**1,339**	1,294
	4,527	20,025

(i) Expected credit loss provision

Other receivables includes a $2.2 million receivable for reimbursement of development costs in respect of an ELC development maximum landlord contribution. The directors have determined to apply a credit loss provision against the receivable as there exists uncertainty in respect of collection.

(ii) Ageing of trade receivables

	2026	2025
	$'000	$'000
Not past due	**168**	45
Past due 0 - 30 days	**-**	-
Past due 31 - 60 days	**-**	-
Past due 61 - 90 days	**2**	8
Past due over 90 days	**50**	-
	220	53

No other class of financial asset is past due.

From time to time, tenant payments are delayed for administrative reasons such as lease assignment. Management have reviewed all receivables for impairment and consider that the balances are due and payable, and that recovery can be obtained.

7. TRADE AND OTHER RECEIVABLES CONTINUED

(b) Accounting policy - Receivables

Receivables may include amounts for interest and trust distributions. Trust distributions are accrued when the right to receive payment is established. Interest is accrued at the end of each reporting period from the time of last payment. Amounts are generally received within 30 days of being recorded as receivables.

Receivables are recognised initially at fair value and subsequently measured at amortised cost. At each reporting date, the Group measures the loss allowance on receivables at an amount equal to the lifetime expected credit losses. Expected credit losses are measured using probability of default, exposure at default and loss given default. Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off by reducing the carrying amount directly. An expected credit loss provision is used when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered indicators that the trade receivable is impaired. The amount of the expected credit loss provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The amount of the impairment loss is recognised in the statement of comprehensive income within other expenses. When a trade receivable for which an expected credit loss provision had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of comprehensive income.

8. INVESTMENT PROPERTIES

(a) Valuations and carrying amounts

PROPERTY PORTFOLIO	Carrying amount	
	2026	2025
	$'000	$'000
ELC properties	**1,624,170**	1,544,161
ELC developments	**117,958**	61,314
Healthcare properties	**171,575**	167,250
Total	**1,913,703**	1,772,725

The Group has adopted a valuation program that provides for each property to be independently valued by suitably qualified valuers at least once every three years. Changes in market conditions may necessitate more frequent independent revaluations of properties.

Independent valuations were performed on 67 Early Learning Centres ('ELC') and four healthcare properties as at 30 June 2026. The directors have reviewed these valuations and determined they are appropriate to adopt as at 30 June 2026. The directors also obtained further independent valuation advice as at 30 June 2026 in respect of the 31 ELC's leased to Edge Early Learning. Director valuations were performed on investment properties not independently valued as at 30 June 2026.

Development properties have been subject to a Director valuation and are carried at fair value on completion less cost to complete, including an appropriate adjustment for development risk.

The key inputs into valuations are:

- Passing rent;
- Market rents;
- Capitalisation rates;
- Lease terms;
- Rent reviews;
- Planning status and approvals;
- Discount rates (healthcare properties); and
- Capital expenditure and vacancy contingencies (healthcare properties).

8. INVESTMENT PROPERTIES CONTINUED

(a) Valuations and carrying amounts continued

The key inputs into the valuation are based on market information for comparable properties. The majority of early learning and healthcare properties are located in markets with evidence to support valuation inputs and methodology. The independent valuers have experience in valuing similar assets and have access to market evidence to support their conclusions. Comparable assets are considered those in similar markets and condition.

Investment properties have been classified as Level 3 in the fair value hierarchy.

(i) Key assumptions - ELCs

	30 June 2026	30 June 2025
Market rent per licenced place	**$2,300 to $7,125**	$1,861 to $6,400
Capitalisation rates	**4.00% to 7.50%**	4.25% to 7.25%
Passing yields	**4.00% to 7.90%**	3.90% to 6.90%

(ii) Key assumptions - Healthcare properties

	30 June 2026	30 June 2025
Capitalisation rates	**5.25% to 6.55%**	5.25% to 6.50%
Passing yields	**5.63% to 6.88%**	5.48% to 6.78%
Discount rates	**6.25% to 7.75%**	6.25% to 7.25%

(iii) Sensitivity analysis

The Group's investment properties are 100% occupied with a weighted average lease expiry of 17.5 years. The Group's investment properties are typically on long term leases with contracted annual income escalations and accordingly, they are generally valued on a capitalisation of income or discounted cash flow (DCF) (healthcare properties) basis. The Group's investment properties are therefore exposed to a risk of change in their fair values due to changes in market capitalisation rates, discount rates and market rents.

For ELC properties, if the capitalisation rate expanded by 25 basis points, fair value would reduce by $71 million from the fair value as at 30 June 2026 and if the capitalisation rate compressed by 25 basis points, fair value would increase by $78 million from the fair value as of 30 June 2026. If market rents increased by 5%, fair value would increase by $82 million from the fair value as of 30 June 2026, and if market rents decreased by 5%, fair value would decrease by $89 million from the fair value as of 30 June 2026.

For Healthcare properties, if the capitalisation rate expanded by 25 basis points, fair value would reduce by $6.8 million from the fair value as at 30 June 2026 and if the capitalisation rate compressed by 25 basis points, fair value would increase by $7.4 million from the fair value as of 30 June 2026. If the discount rate expanded by 25 basis points, fair value would reduce by $2.8 million from the fair value as at 30 June 2026 and if the discount rate compressed by 25 basis points, fair value would increase by $3.1 million from the fair value as of 30 June 2026. If market rents increased by 5%, fair value would increase by $4.8 million from the fair value as of 30 June 2026, and if market rents decreased by 5%, fair value would decrease by $4.5 million from the fair value as of 30 June 2026.

8. INVESTMENT PROPERTIES CONTINUED

(b) Movements during the financial year

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
At fair value		
Opening balance	**1,772,725**	1,579,066
Property acquisitions and capital expenditure	**160,824**	223,908
Disposals	**(51,879)**	(19,437)
Transfers (to)/from classified as held for sale (i)	**(15,584)**	(34,589)
Revaluations	**33,253**	7,045
Other IFRS revaluation adjustments (includes straight line rent)	**14,364**	16,732
Closing balance	**1,913,703**	1,772,725

(i) Assets Held For Sale

The Group periodically identifies investment property to sell and recycle capital. Investment property is classified as held for sale when the Group expects that the carrying amount of the property will be recovered principally through a sale transaction rather than through continuing use. This condition is met when the asset is available for sale in its present condition and the sale is considered to be highly probable of completing within 12 months from the date of classification.

Investment properties held for sale remain measured at fair value. Gains or losses on investment property upon their initial recognition as held for sale are recognised as a revaluation gain or loss on investment properties in the Consolidated Statement of Comprehensive Income.

(c) Amounts recognised in profit or loss for investment properties

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Property income	**101,569**	92,112
Other property income (recognised on a straight line basis)	**14,155**	16,732
Direct operating expenses from property that generated property income	**(908)**	(763)
Revaluation gain/(loss) on investment properties	**33,253**	7,045

(d) Tenancy risk

Set out below are details of the major tenants who lease properties from the Group:

Goodstart Early Learning Ltd ('Goodstart') - representing 19% of the Group's investment property portfolio by income. Like many not-for-profit entities, Goodstart is a company limited by guarantee. It therefore does not have "shareholders", rather, each of the member charities (Mission Australia, Benevolent Society, Brotherhood of St Laurence and Social Ventures Australia) is a member of the company. Goodstart's "capital" is loan capital of varying degrees of risk and subordination.

Green Leaves Group Limited ('Green Leaves') - representing 16% of the Group's investment property portfolio by income. Green Leaves is a privately held provider of early childhood education, operating approximately 70 ELCs throughout Australia.

Edge Early Learning ('Edge') - representing 14% of the Group's investment property portfolio by income. Edge is a privately held provider of early childhood education, operating more than 60 ELCs throughout Australia.

8. INVESTMENT PROPERTIES CONTINUED

(d) Tenancy risk continued

Aspire Education ('Aspire') - representing 11% of the Group's investment property portfolio by income. Aspire is a privately held provider of early childhood education, operating over 30 ELCs across Victoria, Western Australia and New South Wales.

Affinity Education Group Limited ('Affinity') - representing 11% of the Group's investment property portfolio by income. Affinity is a privately held provider of early childhood education, operating over 240 ELCs throughout Australia.

Other Tenants

OPERATOR	% of Investment Property Portfolio by Income
Limestone Bidco Pty Ltd (ForHealth)	5%
G8 Education	4%
Bendigo Health Care Group	2%
SACare	2%
YMCA Learning Communities Ltd	2%

All of the above tenants are ELC or healthcare operators. G8 Education is listed on the Australian Securities Exchange, and Bendigo Health Care Group is a public health service operated by the Victorian Government. The other tenants are privately owned with experience operating ELCs or healthcare businesses. Typically, tenants are required to provide an unconditional and irrevocable bank guarantee, which must not expire until at least six months after the ultimate expiry of the lease and may be subject to cross-defaults on other properties they lease in the Arena portfolio.

(e) Assets pledged as security

Refer to note 11 for information on investment properties and other assets pledged as security by the Group.

(f) Contractual obligations

Capital expenditure contracted for at the end of the reporting period but not recognised as liabilities is as follows:

	30 June 2026	30 June 2025
	$'000	$'000
Investment properties	**72,700**	36,690

The above commitments include the costs associated with developing ELC properties.

8. INVESTMENT PROPERTIES CONTINUED

(g) Leasing arrangements

Investment properties are leased to tenants under long-term operating leases with rentals payable monthly. Minimum lease payments receivable on leases of investment properties are as follows:

	CONSOLIDATED	
	30 June 2026	**30 June 2025**
	$'000	$'000
Minimum lease receivable under non-cancellable operating leases of investment properties not recognised in the financial statements are receivable as follows:		
Within 1 year	**101,857**	94,291
1 - 2 years	**104,478**	96,689
2 - 3 years	**107,019**	99,155
3 - 4 years	**109,467**	101,587
4 - 5 years	**112,098**	104,004
Greater than 5 years	**1,753,587**	1,760,934
	2,288,506	2,256,660

(h) Impact of climate change on investment property valuations

Climate change can impact investment property values in a number of ways. Firstly, the increasing frequency and severity of extreme weather events pose risks of property damage, in addition to higher maintenance costs and income loss for tenants. The risk of this is influenced by factors like property location and whether measures have been implemented to mitigate the impacts of adverse weather. Regulators may demand additional sustainability measures for buildings, both during their construction phase and through the course of operations. Properties that effectively minimise their environmental impact may attract premium rents, thereby supporting higher property valuations.

Valuers consider the impact of specific identified risk factors, such as flooding or bushfires, when assessing the value of each property during their valuation process. They utilise property-specific overlays and benchmarking against market transactions that demonstrate premiums and discounts for properties with varying levels of risk.

(i) Accounting policy - Investment properties

Investment property is real estate investments held to earn long-term rental income and for capital appreciation. Investment properties are carried at fair value determined either by the Directors or independent valuers with changes in fair value recorded in the statement of comprehensive income.

Land and buildings (including integral plant and equipment) that comprise investment property are not depreciated. The carrying amount of investment properties may include the cost of acquisition, additions, refurbishments, redevelopments, improvements, lease incentives, assets relating to fixed increases in operating lease rental in future periods and borrowing costs incurred during the construction period of qualifying assets.

(i) Valuation basis

The basis of the valuation of investment properties is fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The Directors may determine the requirement for a valuation at any time but have adopted a valuation program that provides for each property to be independently valued by suitably qualified valuers at least once every three years. Changes in market conditions may necessitate more frequent independent revaluations of properties.

Valuations are derived through a combination of the valuations determined using the discounted cash flow (DCF) method, the income capitalisation method, and the direct comparison method. They consider a number of factors that may include a direct comparison between the subject property and a range of comparable sales evidence, the present value of net future cash flow projections based on reliable estimates of future cash flows, existing lease contracts, external evidence such as current market rents for similar properties, and using capitalisation rates and discount rates that reflect current market assessments of the uncertainty in the amount and timing of cash flows.

9. INTANGIBLE ASSETS

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Goodwill	**10,816**	10,816
	10,816	10,816

The intangible asset held by the Group represents goodwill arising on the acquisition of management rights in conjunction with the management internalisation in December 2014.

Goodwill has been allocated to the Group's lowest cash generating unit representing funds management across the Arena REIT business as a whole.

The Group tests impairment of goodwill annually by comparing the carrying amount with its recoverable amount. The recoverable amount is determined using a fair value methodology which applies asset values and net cashflow financial budgets approved by the Board of Directors, contractual fee rates and a valuation multiple.

There has been no impairment of goodwill recognised in the current or prior financial years.

Key assumptions include:

- growth rates set in the range of 1% to 4% per annum, reflecting a line-by-line net cashflow and asset value forecast and contracted fee income; and
- cash flows are discounted at a rate of 10.5% per annum, based on an appropriate measure of cost of capital plus a premium for risk capitalised at a rate derived from an independent valuation obtained in support of the acquisition and updated for current economic conditions and risk.

The Group has considered and assessed reasonably possible changes in key assumptions and have not identified any foreseeable instances that could cause the carrying amount to exceed its recoverable amount. Key assumptions have been supported by an independent assessment in the current year.

(a) Accounting policy - Goodwill

Goodwill on acquisitions of subsidiaries is included in intangible assets. Goodwill is not amortised but it is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired, and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The units or groups of units are identified at the lowest level at which goodwill is monitored for internal management purposes, being the operating segments.

10. TRADE AND OTHER PAYABLES

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Prepaid rental income	**2,850**	2,675
Sundry creditors and accruals	**18,827**	13,890
	21,677	16,565

Trade and other payables are non-interest bearing.

11. INTEREST BEARING LIABILITIES

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Non-current:		
Secured		
Syndicated facility	**511,000**	437,000
Unamortised transaction costs	**(1,012)**	(796)
Total secured non-current borrowings	**509,988**	436,204

(a) Financing arrangements

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Committed facilities available at the end of the reporting period		
Interest bearing liabilities	**700,000**	600,000
Facilities used at the end of the reporting period		
Interest bearing liabilities	**511,000**	437,000

The Group refinanced its syndicated debt facility in February 2026, increasing the facility limit by $100 million, extending the maturity dates and continuing the existing Sustainability Linked Loan (SLL) overlay. The SLL includes annual Sustainability Performance Targets (SPTs) that may result in an adjustment to the margin paid on the drawn debt balance.

The Group has contracted a $200 million facility expiring 31 May 2029, a $250 million facility expiring 31 May 2030, and a $250 million facility expiring 31 May 2031, providing a remaining weighted average term of 4.0 years (30 June 2025: 3.9 years).

The facilities are available to both ARF1 and ARF2 and the assets of both Trusts are held as security under the facilities.

The interest rate applying to the drawn amount of the facilities is set on a quarterly basis at the prevailing market interest rates.

The undrawn amount of the bank facilities may be drawn at any time.

(b) Assets pledged as security

The bank facilities are secured by a registered first mortgage over investment property and a fixed and floating charge over the assets of ARF1 and ARF2.

The carrying amounts of assets pledged as security are:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Financial assets pledged		
Cash and cash equivalents	**14,643**	9,894
Trade and other receivables	**5,075**	29,988
Derivative financial instruments	**14,498**	2,648
	34,216	42,530

11. INTEREST BEARING LIABILITIES CONTINUED

(b) Assets pledged as security continued

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Other assets pledged		
Assets held for sale	**50,300**	34,589
Investment properties	**1,913,703**	1,772,725
	1,964,003	1,807,314

(c) Covenants

The covenants over the Group's bank facility require an interest cover ratio of greater than 2.0 times (actual at 30 June 2026 of 4.7 times) and a loan to market value of investment properties ratio of less than 50% (actual at 30 June 2026 of 29.8%). The Group was in compliance with its covenants throughout the year.

(d) Accounting policy - Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the consolidated statement of comprehensive income over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. Transaction costs are amortised over the period of the facility to which it relates.

Borrowings are removed from the consolidated balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of the financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as finance costs.

Borrowings are classified as current liabilities unless the entity has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

12. DERIVATIVE FINANCIAL INSTRUMENTS

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Current assets		
Interest rate swaps	**7,218**	1,242
	7,218	1,242
Non-current assets		
Interest rate swaps	**7,280**	1,406
	7,280	1,406

The Group has entered into interest rate swap contracts under which they receive interest at variable rates and pay interest at fixed rates to protect interest bearing liabilities from exposure to changes in interest rates.

Active swaps in place as at 30 June 2026 have a notional value of $540 million and cover 100% (2025: 69%) of the facility principal outstanding. The weighted average fixed interest swap rate for active swaps at 30 June 2026 was 2.82% (2025: 2.45%), and the weighted average term was 2.2 years (2025: 2.3 years).

The Group has entered into interest rate swaps with a forward start date beyond 30 June 2026. The notional value of these forward start interest rate swaps was $150 million with a weighted average fixed interest swap rate of 3.48% and weighted average term of 2.3 years. These swaps have commencement dates in financial year ending 30 June 2027.

Periodic swap settlements match the period for which interest is payable on the underlying debt, and are settled on a net basis.

The notional principal amounts and periods of expiry of the interest rate swap contracts are as follows:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Less than 1 year	**160,000**	70,000
1 - 2 years	**95,000**	160,000
2 - 3 years	**125,000**	95,000
3 - 4 years	**260,000**	125,000
4 - 5 years	**50,000**	110,000
Greater than 5 years	**-**	-
	690,000	560,000

(a) Accounting policy - Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The Group does not designate any derivatives as hedges in a hedging relationship and therefore changes in the fair value of any derivative instrument are recognised immediately in the statement of comprehensive income.

12. DERIVATIVE FINANCIAL INSTRUMENTS CONTINUED

(b) Key estimate - Fair value of financial instruments

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives or unquoted securities) is determined using valuation techniques.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

Refer to Note 17 for further information on the fair value estimation and fair value hierarchy of financial instruments.

13. CONTRIBUTED EQUITY

(a) Securities

				CONSOLIDATED
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
	Securities '000	Securities '000	$'000	$'000
Ordinary Securities				
Fully paid	**406,635**	400,017	**598,872**	578,888

Other contributed equity attributable to securityholders of the Group relating to ARF2 and ARL of $120.1 million is included within Non-controlling interests - ARF2 and ARL (30 June 2025: $96.1 million).

(b) Movements in ordinary securities

Date	Details	Number of securities	
		'000	$'000
1 July 2024	Opening balance	356,270	436,640
	Issue of securities under the DRP (i)	5,208	17,419
	Vesting of equity-based remuneration (ii)	479	-
	Issue of securities under the Institutional Placement (iii)	31,746	103,995
	Issue of securities under the Security Purchase Plan (iv)	6,314	20,834
30 June 2025	Closing balance	400,017	578,888
1 July 2025	Opening balance	**400,017**	**578,888**
	Issue of securities under the DRP (i)	**6,285**	**19,984**
	Vesting of equity-based remuneration (ii)	**333**	**-**
30 June 2026	Closing balance	**406,635**	**598,872**

(i) Distribution Re-investment Plan (DRP)

The Group has a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issue of new securities rather than being paid in cash.

(ii) Equity-based remuneration

In September 2025, 166,733 performance rights granted to employees of a related party of the Responsible Entity in FY23 vested as a result of performance conditions being fulfilled. In addition, 158,491 deferred short-term incentive rights granted to employees of a related party of the Responsible Entity in FY24 vested along with a further 7,855 securities in respect of distribution equivalents.

13. CONTRIBUTED EQUITY CONTINUED

(b) Movements in ordinary securities continued

(iii) Institutional Placement

The Group completed a fully underwritten placement to institutional and professional investors in July 2024 which raised $120 million through the issue of 31,746,032 stapled securities at a price of $3.78 per stapled security. New stapled securities under the Institutional Placement were issued on 29 July 2024.

(iv) Security Purchase Plan (SPP)

In conjunction with the Institutional Placement in July 2024, the Group offered a Security Purchase Plan (SPP) to eligible investors. $24 million was raised through the issue of 6,314,500 stapled securities at a price of $3.78 per stapled security. New stapled securities under the SPP were issued on 27 August 2024.

14. ACCUMULATED PROFIT

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Movements in accumulated profit were as follows:		
Opening accumulated profit	**653,398**	634,981
Net profit for the period attributable to ARF1	**121,781**	82,329
Distribution paid or payable attributable to ARF1	**(71,231)**	(63,912)
Closing accumulated profit	**703,948**	653,398

Distributions to securityholders

The following table details the distributions to securityholders during the financial year on a consolidated basis, including distributions declared by ARF2 (classified as a non-controlling interest) of $6.6 million (30 June 2025: $8.7 million).

	2026	2025	2026	2025
	$'000	$'000	cps	cps
	Distributions declared ($'000)		Distribution declared (cps)	
September quarter	**19,352**	18,064	**4.8125**	4.5625
December quarter	**19,419**	18,130	**4.8125**	4.5625
March quarter	**19,497**	18,183	**4.8125**	4.5625
June quarter	**19,569**	18,250	**4.8125**	4.5625
Total distributions to securityholders	**77,837**	72,627	**19.2500**	18.2500

15. NON-CONTROLLING INTERESTS

The financial statements reflect the consolidation of ARF1, ARF2 and ARL. For financial reporting purposes, one entity in the stapled group must be identified as the acquirer or parent entity of the others. ARF1 has been identified as the acquirer and parent of ARF2 and ARL, resulting in ARF2 and ARL being disclosed as non-controlling interests.

	ARF2	ARL	Total
	$'000	$'000	$'000
Movements in non-controlling interests were as follows:			
Opening balance - 1 July 2024	**122,471**	**19,920**	**142,391**
Issue of securities under the DRP	**2,386**	**-**	**2,386**
Issue of securities under the Institutional Placement	**11,885**	**1,933**	**13,818**
Issue of securities under the Security Purchase Plan	**2,381**	**387**	**2,768**
Vesting of equity-based remuneration	**-**	**1,486**	**1,486**
Net profit/(loss) for the year attributable to non-controlling interests	**994**	**(1,832)**	**(838)**
Distributions paid or payable attributable to non-controlling interests	**(8,715)**	**-**	**(8,715)**
Increase/(decrease) in reserves (i)	**-**	**245**	**245**
Closing balance - 30 June 2025	**131,402**	**22,139**	**153,541**

	ARF2	ARL	Total
	$'000	$'000	$'000
Opening balance - 1 July 2025	**131,402**	**22,139**	**153,541**
Issue of securities under the DRP	**2,334**	**-**	**2,334**
Vesting of equity-based remuneration	**-**	**1,233**	**1,233**
Net profit/(loss) for the year attributable to non-controlling interests	**12,108**	**(2,084)**	**10,024**
Distributions paid or payable attributable to non-controlling interests	**(6,606)**	**-**	**(6,606)**
Increase/(decrease) in reserves (i)	**-**	**692**	**692**
Closing balance - 30 June 2026	**139,238**	**21,980**	**161,218**

(i) Reserves

	CONSOLIDATED	
	2026	2025
	$'000	$'000
Opening balance	**2,794**	2,549
Vesting of equity-based remuneration	**(1,233)**	(1,486)
Equity-based remuneration expense	**1,923**	1,731
Balance 30 June	**3,484**	2,794

The equity-based remuneration reserve is used to recognise the fair value of rights issued under the Group's Deferred Short Term and Long Term Incentive Plan. Refer to Note 23 for further details.

16. CASHFLOW INFORMATION

(a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Profit for the year	**131,805**	81,491
Amortisation of borrowing costs	**896**	812
Revaluation of investment properties	**(33,253)**	(7,045)
Straight lining adjustment on rental income	**(14,155)**	(16,732)
Amortisation of leasing costs	**90**	81
Net change in fair value of derivative financial instruments	**(11,850)**	11,939
Depreciation and amortisation expense	**429**	-
Equity-based remuneration expense	**1,923**	1,731
Other	**(359)**	196
Changes in operating assets and liabilities		
Decrease/(increase) in trade and other receivables	**2,399**	1,756
Increase/(decrease) in trade and other payables	**461**	-
(Decrease)/increase in provisions	**(343)**	37
Net cash inflow from operating activities	**78,043**	74,266

(b) Net debt reconciliation

This section sets out an analysis of the net debt movements for the financial year:

	Cash and cash equivalents	Interest bearing liabilities & lease liabilities	Total
	$'000	$'000	$'000
Net debt as at 1 July 2024	12,434	(377,322)	(364,888)
Cash flows	4,138	(59,121)	(54,983)
Other non-cash movements	-	(812)	(812)
Net debt as at 30 June 2025	**16,572**	**(437,255)**	**(420,683)**
Net debt as at 1 July 2025	16,572	(437,255)	(420,683)
Cash flows	5,160	(72,658)	(67,498)
Other non-cash movements	-	(148)	(148)
Net debt as at 30 June 2026	**21,732**	**(510,061)**	**(488,329)**

17. FINANCIAL RISK MANAGEMENT AND FAIR VALUE MEASUREMENT

The Group's activities expose it to various types of risk that are associated with the financial instruments and markets in which it operates. The most important types of financial risk to which the Group is exposed to are market risk, credit risk and liquidity risk. The exposure to each of these risks, as well as the Group's policies and processes for managing these risks are described below.

The Directors are responsible for ensuring a prudent risk management culture is established for the Group. This is reflected in the adoption of a Risk Management Framework that clearly defines risk appetite and risk tolerance limits which are consistent with Arena REIT's investment mandate.

The effective design and operation of the risk management systems, controls and policies is overseen by the Audit, Risk and Compliance Committee and Board of Directors.

Risk management in respect of financial instruments is achieved via written policies that establish risk appetite and tolerance limits in respect to exposure to interest rate risk, credit risk, the use of derivative financial instruments and the investment of excess liquidity. Compliance with these policies and exposure limits is reviewed by the Directors on a periodic basis.

(a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Group is exposed to the market risk that is the result of interest rate risk.

(i) Cash flow and fair value interest rate risk

The Group's cash and cash equivalents, floating rate borrowings and interest rate swaps expose it to a risk of change in the fair value or future cash flows due to changes in interest rates. The specific interest rate exposures are disclosed in the relevant notes to the financial statements.

The Group economically hedges a portion of its exposure to changes in interest rates on variable rate borrowings by using floating-to-fixed interest rate swaps. By hedging against changes in interest rates, the Group has limited its exposure to changes in interest rates on its cash flows. The portion that is hedged is set by the Board of Directors and is influenced by the hedging requirements set out in the Group's debt facility documents, and the market outlook.

The Group's exposure to interest rate risk at reporting date, including its sensitivity to changes in market interest rates that were reasonably possible, is as follows:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Financial assets		
Cash and cash equivalents - floating interest rate	**21,732**	16,572
Financial liabilities		
Interest bearing liabilities - floating interest rate	**(511,000)**	(437,000)
Derivative financial instruments (notional principal amount) - fixed rate interest rate swaps*	**690,000**	560,000
Net Exposure	**200,732**	139,572

** The above disclosures show the Group's interest rate risk at reporting date, including $150 million of forward start interest rate swaps with commencement dates in financial year ending 30 June 2027.*

17. FINANCIAL RISK MANAGEMENT AND FAIR VALUE MEASUREMENT CONTINUED

(a) Market risk continued

(i) Cash flow and fair value interest rate risk continued

Sensitivity of profit or loss to movements in market interest rates for derivative instruments with cash flow risk:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Market interest rate increased by 100 basis points (2025: 100 bp)*	**2,007**	1,396
Market interest rate decreased by 100 basis points (2025: 100 bp)*	**(2,007)**	(1,396)
Instruments with fair value risk:		
Derivative financial instruments*	**690,000**	560,000

** The above disclosures show the Group's interest rate risk at reporting date, including $150 million of forward start interest rate swaps with commencement dates in financial year ending 30 June 2027.*

Sensitivity of profit or loss to movements in market interest rates for financial instruments with fair value risk:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Market interest rate increased by 100 basis points (2025: 100 bp)*	**13,718**	13,216
Market interest rate decreased by 100 basis points (2025: 100 bp)*	**(13,718)**	(13,216)

** The above disclosures show the Group's fair value risk at reporting date, including $150 million of forward start interest rate swaps with commencement dates in financial year ending 30 June 2027.*

The interest rate range for sensitivity purposes has been determined using the assumption that interest rates changed by +/- 100 basis points from year end rates with all other variables held constant. In determining the impact of an increase/decrease in net profit or loss to securityholders arising from market risk, the Group has considered prior period and expected future movements of the portfolio information in order to determine a reasonably possible shift in assumptions.

(b) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge its obligation and cause the other party to incur a financial loss.

The Group's maximum credit risk exposure at balance date in relation to each class of recognised financial asset, other than equity and derivative financial instruments, is the carrying amount of those assets as indicated in the balance sheet. This does not represent the maximum risk exposure that could arise in the future as a result of changes in values, but best represents the current maximum exposure at reporting date.

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$'000	$'000
Cash at bank	**21,732**	16,572
Trade and other receivables	**6,912**	20,179
Less: Expected credit loss provision	**(2,385)**	(154)
Maximum exposure to credit risk	**26,259**	36,597

17. FINANCIAL RISK MANAGEMENT AND FAIR VALUE MEASUREMENT CONTINUED

(b) Credit risk continued

The Group manages credit risk and the losses which could arise from default by ensuring that parties to contractual arrangements are of an appropriate credit rating, or do not show a history of defaults. Financial assets such as cash at bank and interest rate swaps are held with high credit quality financial institutions (rated equivalent A or higher by the major rating agencies). Before accepting a new tenant, the Group endeavours to obtain financial information from the prospective tenant, and rental guarantees are sought before a tenancy is approved. Third party credit risk is secured by corporate, personal and bank guarantees where possible (refer note 8(d) for further details).

All receivables are monitored by the Group. If any amounts owing are overdue these are followed up and if necessary, an expected credit loss provision is made for debts that are doubtful.

At the end of the reporting period there are no known issues with the credit quality of financial assets that are either past due or impaired, and all amounts are expected to be received in full.

(c) Liquidity risk

Liquidity risk is the risk that the Group may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Group monitors its exposure to liquidity risk by ensuring that as required there is sufficient cash on hand or debt facility funding available to meet the contractual obligations of financial liabilities as they fall due. The Group sets budgets to monitor cash flows. A default of a material tenant may trigger a review event under the Group's debt facility. The Group's lenders have waived the possible review event in respect of the post balance date default by Edge Early Learning until at least 1 September 2027.

The tables below analyse the Group's financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period. The amounts in the table are the contractual undiscounted cash flows from these liabilities, and do not take into account revenue that could be used to meet these obligations.

30 June 2026			CONSOLIDATED
	Less than 12 months	1-2 years	Greater than 2 years
	$'000	$'000	$'000
Trade and other payables	**21,677**	**-**	**-**
Distribution payable	**19,569**	**-**	**-**
Interest bearing liabilities	**28,575**	**28,575**	**559,357**
Lease liabilities	**73**	**-**	**-**
Contractual cash flows (excluding gross settled derivatives)	**69,894**	**28,575**	**559,357**

30 June 2025			CONSOLIDATED
	Less than 12 months	1-2 years	Greater than 2 years
	$'000	$'000	$'000
Trade and other payables	16,565	-	-
Distribution payable	18,251	-	-
Interest rate swaps	790	1,363	589
Interest bearing liabilities	22,627	22,627	495,965
Lease liabilities	166	188	420
Contractual cash flows (excluding gross settled derivatives)	58,399	24,178	496,974

17. FINANCIAL RISK MANAGEMENT AND FAIR VALUE MEASUREMENT CONTINUED

(d) Fair value estimation

The carrying amounts of the Group's assets and liabilities at the end of each reporting period approximate their fair values.

Financial assets and liabilities held at fair value through profit or loss are measured initially at fair value excluding any transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs on financial assets and financial liabilities at fair value through profit or loss are expensed immediately. Subsequent to initial recognition, all instruments held at fair value through profit or loss are measured at fair value with changes in their fair value recognised in profit or loss.

(e) Fair value hierarchy

(i) Classification of financial assets and financial liabilities

AASB 13 requires disclosure of fair value measurements by level of fair value hierarchy. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2);
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes 'observable' requires significant judgement by the Responsible Entity. The Responsible Entity considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

The following table presents the Group's financial assets and liabilities (by class) measured at fair value according to the fair value hierarchy at 30 June 2026 and 30 June 2025 on a recurring basis:

30 June 2026				CONSOLIDATED
	Level 1	Level 2	Level 3	Total
	$'000	$'000	$'000	$'000
Financial assets				
Interest rate swaps	-	**14,498**	-	**14,498**
Total	-	**14,498**	-	**14,498**

30 June 2025				CONSOLIDATED
	Level 1	Level 2	Level 3	Total
	$'000	$'000	$'000	$'000
Financial assets				
Interest rate swaps	-	2,648	-	2,648
Total	-	2,648	-	2,648

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels during the year.

The Group did not measure any financial assets or financial liabilities at fair value on a non-recurring basis as at 30 June 2026.

17. FINANCIAL RISK MANAGEMENT AND FAIR VALUE MEASUREMENT CONTINUED

(e) Fair value hierarchy continued

(ii) Valuation techniques used to derive level 2 and level 3 values

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves, taking into account any material credit risk.

(f) AFSL financial compliance risk

The Group is exposed to the risk of having inadequate capital and liquidity. Arena REIT Management Limited, a subsidiary of ARL, holds an Australian Financial Services License ('AFSL') and acts as a responsible entity for the Group's managed investment schemes. The AFSL requires minimum levels of net tangible assets, liquid assets, cash reserves and liquidity, which may restrict the Group in paying dividends that would breach these requirements.

The directors regularly review and monitor the Group's balance sheet to ensure ARML's compliance with its AFSL requirements.

18. CAPITAL MANAGEMENT

The objectives of the Group are to generate attractive and predictable income distributions to investors with earnings growth prospects over the medium to long term.

The Group aims to invest to meet the Group's investment objectives while maintaining sufficient liquidity to meet its commitments. The Group regularly reviews performance, including asset allocation strategies, investment and operational management strategies, investment opportunities, performance review, and risk management.

In order to maintain its capital structure, the Group may adjust the amount of distributions paid to securityholders, return capital to securityholders, issue new securities or sell assets to reduce debt.

The Group monitors capital through the analysis of a number of financial ratios, including the Gearing ratio.

GEARING RATIO	30 June 2026	30 June 2025
	$'000	$'000
Net Interest bearing liabilities	**489,268**	420,428
Total assets less cash	**1,994,309**	1,842,090
Gearing ratio	**24.5%**	22.8%

GROUP STRUCTURE

This section provides information which will help users understand how the Group structure affects the financial position and performance of the Group as a whole.

19. INVESTMENTS IN CONTROLLED ENTITIES

The consolidated financial statements incorporate the assets, liabilities and results of the following:

Name of entity	Country of incorporation	Class of shares	Equity holding 2026	Equity holding 2025
			%	%
Citrus Investment Services Pty Limited*	Australia	Ordinary	**-**	100
Arena REIT Management Limited	Australia	Ordinary	**100**	100
Arena REIT Operations Pty Limited	Australia	Ordinary	**100**	100

**Citrus Investment Services Pty Limited was deregistered on 17 June 2026.*

UNRECOGNISED ITEMS

This section of the notes provides information about items that are not recognised in the financial statements as they do not satisfy the recognition criteria.

20. CONTINGENT ASSETS AND LIABILITIES AND COMMITMENTS

The Group entered into a lease agreement for new office premises during the financial year, with the lease term commencing in FY27. The future minimum undiscounted lease payments under this agreement are as follows:

	CONSOLIDATED 30 June 2026	CONSOLIDATED 30 June 2025
	$'000	$'000
Commitment - minimum lease payments for new office premises	**874**	-

There are no material outstanding contingent assets or liabilities as at 30 June 2026 and 30 June 2025. For details of investment property commitments of the Group as at 30 June 2026, refer to note 8.

21. EVENTS OCCURRING AFTER THE REPORTING PERIOD

The Group issued default notices to Edge Early Learning (a "tenant" comprising approximately 14% of the Group's rental income) in respect of 31 leases on 4 August 2026 for the non-payment of rent due on 3 August 2026. The tenant and its lender have up to 21 days to remedy the default. The tenant has previously paid all rent due up to 31 July 2026. The tenant requested a deferral or abatement of rent in late July whilst they undertake a corporate restructure.

The Group engaged with the tenant and appointed McGrathNicol to assist in the consideration of this matter. The Group has declined the request but continues to engage with the tenant in respect of its lease obligations and potential pathways forward. The Group has assessed and recognised the effect of this matter on the carrying value of assets at 30 June 2026.

Other than the matter identified above, no other significant events have occurred since the end of the reporting period which would impact on the financial position of the Group disclosed in the consolidated balance sheet as at 30 June 2026 or on the results and cash flows of the Group for the year ended on that date.

FURTHER DETAILS

This section of the notes includes other information that must be disclosed to comply with the accounting standards and other pronouncements, but that is not immediately related to individual line items in the financial statements.

22. RELATED PARTY DISCLOSURES

Subsidiaries

Investments in controlled entities is set out in note 19.

Key management personnel compensation

	30 June 2026	30 June 2025
	$	$
Short term employee benefits	**2,631,921**	3,184,025
Post-employment benefits	**136,584**	167,847
Long term benefits	**61,778**	66,004
Termination benefits	**392,231**	-
Equity-based remuneration	**1,410,216**	1,247,439
	4,632,730	4,665,315

Detailed remuneration disclosures are provided in the Remuneration report.

Stapled group

The Arena REIT Stapled Group comprises ARF1, ARF2, and ARL and its controlled entities.

Arena REIT Management Limited (a wholly owned subsidiary of ARL) is Responsible Entity of the Trusts.

23. EQUITY-BASED REMUNERATION

(a) Performance Rights and Deferred Short Term Incentive Rights Plan (Rights)

The performance rights and deferred short term incentive rights are unquoted securities. Conversion to stapled securities is subject to performance conditions which are discussed in the Remuneration Report.

PERFORMANCE RIGHTS	2026	2025	2024	2023	2022	Total
	Number	Number	Number	Number	Number	Number
Rights issued	**404,105**	545,382	339,605	401,833	372,783	**2,063,708**
Performance Rights issued	**404,105**	545,382	339,605	401,833	372,783	**2,063,708**
Number rights forfeited/lapsed in prior years	**-**	-	-	(235,100)	(7,206)	**(242,306)**
Number rights forfeited/lapsed in current year	**-**	(20,948)	(185,236)	-	-	**(206,184)**
Number rights vested in prior years	**-**	-	-	-	(365,577)	**(365,577)**
Number rights vested in current year	**-**	-	-	(166,733)	-	**(166,733)**
Closing balance	**404,105**	524,434	154,369	-	-	**1,082,908**

DEFERRED SHORT TERM INCENTIVE RIGHTS	2026	2025	2024	2023	2022	Total
	Number	Number	Number	Number	Number	Number
Rights issued	**215,763**	222,321	158,491	107,775	120,157	**824,507**
Deferred Short Term Incentive Rights issued	**215,763**	222,321	158,491	107,775	120,157	**824,507**
Number rights forfeited/lapsed in prior years	**-**	-	-	-	-	**-**
Number rights forfeited/lapsed in current year	**-**	-	-	-	-	**-**
Number rights vested in prior years	**-**	-	-	(107,775)	(120,157)	**(227,932)**
Number rights vested in current year	**-**	-	(158,491)	-	-	**(158,491)**
Closing balance	**215,763**	222,321	-	-	-	**438,084**

(b) Rights expense

Total expenses relating to the Rights recognised during the year as part of equity-based remuneration was as follows:

	30 June 2026	30 June 2025
	$'000	$'000
Performance Rights	**1,065**	977
Deferred Short Term Incentive Rights	**858**	754
	1,923	1,731

23. EQUITY-BASED REMUNERATION CONTINUED

(c) Rights valuation inputs

(i) Performance Rights

Performance Rights issued were independently valued for the purposes of valuation and accounting using a Binomial Tree or Monte Carlo method, as applicable. The model inputs for the Rights issued during FY26 to assess the fair value are as follows:

GRANT PERIOD	FY26
Security price at grant date	$3.71
Fair value of right	$2.28
Expected price volatility	21%
Risk-free interest rate	3.81%

(ii) Deferred Short Term Incentive Rights

The valuation of Deferred Short Term Incentive Rights is based on the volume weighted average price ('VWAP') 15 days prior to the commencement of the performance period. The VWAP is deemed to be a reasonable estimation of fair value, as the rights are entitled to distribution equivalents over the performance period.

(d) Accounting policy - Equity-based remuneration

Employees may receive remuneration in the form of security-based incentives, whereby employees render services as consideration for equity-based incentives (equity-settled transactions). The Group did not have any cash-settled equity-based incentives in the financial year.

The cost of equity-settled transactions is recognised, together with a corresponding increase in reserves in equity, over the period in which the performance and service conditions are fulfilled. The cumulative expense recognised for these transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and for awards subject to non-market vesting conditions, the Group's best estimate of the number of equity instruments that will ultimately vest in respect of the relevant rights. The income statement expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee expenses.

If the terms of an equity-settled transaction are modified, the minimum expense recognised is the expense as if the terms had not been modified, if the original terms of the award are met. An additional expense is recognised for any modification that increases the total fair value of the transaction, or is otherwise beneficial to the employee as measured at the date of modification.

If an equity-settled award is cancelled, it is treated as if it vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award.

24. REMUNERATION OF AUDITORS

During the year the following fees were paid or payable for services provided by the auditor of the Group:

	CONSOLIDATED	
	30 June 2026	30 June 2025
	$	$
PricewaterhouseCoopers Australian firm		
Audit and other assurance services		
Audit and review of financial statements	**313,993**	293,673
Audit of compliance plans	**20,292**	19,326
Total remuneration for audit and other assurance services	**334,285**	312,999
Taxation services		
Tax compliance services, including review of income tax returns	**47,330**	30,500
Total remuneration for taxation services	**47,330**	30,500
Other services		
Consulting services (equity-based remuneration plans)	**17,500**	-
Total remuneration of PricewaterhouseCoopers	**399,115**	343,499

25. PARENT ENTITY FINANCIAL INFORMATION

The financial information for the parent entity Arena REIT No. 1, has been prepared on the same basis as the consolidated financial statements.

(a) Summary of financial information

The individual financial statements for the parent entity show the following aggregate amounts:

Parent	30 June 2026	30 June 2025
	$'000	$'000
Income statement information		
Net profit attributable to Arena REIT No. 1	**121,781**	82,329
Comprehensive income information		
Total comprehensive income attributable to Arena REIT No. 1	**121,781**	82,329
Balance Sheet		
Current assets	**75,396**	59,463
Non-current assets	**1,749,272**	1,605,475
Total assets	**1,824,668**	1,664,938
Current liabilities	**43,622**	30,759
Non-current liabilities	**478,226**	401,893
Total liabilities	**521,848**	432,652
Equity attributable to securityholders of Arena REIT No. 1		
Contributed equity	**598,872**	578,888
Accumulated profit	**703,948**	653,398
	1,302,820	1,232,286

26. SUMMARY OF OTHER MATERIAL ACCOUNTING POLICIES

This note provides a list of the material accounting policies adopted in the preparation of these consolidated financial statements to the extent they have not already been disclosed in the other notes above. These policies have been consistently applied to all years presented, unless otherwise stated.

(a) Principles of consolidation

(i) Stapled entities

The units of ARF1, ARF2 and the shares of ARL are combined and issued as stapled securities in the Arena REIT Stapled Group. The units of ARF1, ARF2 and shares of ARL cannot be traded separately and can only be traded as a stapled security. This financial report consists of the consolidated financial statements of the Arena REIT Stapled Group, which comprises ARF1, ARF2, and ARL and its controlled entities.

AASB 3 Business Combinations requires one of the stapled entities in a stapling structure to be identified as the parent entity for the purpose of preparing consolidated financial reports. In accordance with this requirement, ARF1 has been identified as the parent entity in relation to the stapling with ARF2 and ARL.

The consolidated financial statements of the Arena REIT Stapled Group incorporate the assets and liabilities of the entities controlled by ARF1 at 30 June 2026, including those deemed to be controlled by ARF1 by identifying it as the parent of the Arena REIT Stapled Group, and the results of those controlled entities for the year then ended. The effects of all transactions between entities in the consolidated entity are eliminated in full.

26. SUMMARY OF OTHER MATERIAL ACCOUNTING POLICIES CONTINUED

(a) Principles of consolidation continued

(i) Stapled entities continued

Non-controlling interests in the results and equity are shown separately in the Statement of Comprehensive Income and Statement of Financial Position respectively. Non-controlling interests are those interests in ARF2 and ARL which are not held directly or indirectly by ARF1.

(ii) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group (refer to note 26(c)).

Intercompany transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and balance sheet respectively.

(iii) Changes in ownership interests

When the Group ceases to have control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. The fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

If the ownership interest in a joint venture or an associate is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

(b) Presentation of members interests in ARF2 and ARL

As ARF1 has been assessed as the parent entity of the Group, the securityholders interests in ARF2 and ARL are included in equity as "non-controlling interests" relating to the stapled entity. Securityholders interests in ARF2 and ARL are not presented as attributable to owners of the parent reflecting the fact that they are not owned by ARF1, but by the securityholders of the stapled group.

(c) Business combinations

The acquisition method of accounting is used to account for all business combinations, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any asset or liability resulting from a contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary.

Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition-date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred and the amount of any non-controlling interest in the acquiree over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in profit or loss as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss.

26. SUMMARY OF OTHER MATERIAL ACCOUNTING POLICIES CONTINUED

(d) Revenue

Rental income from operating leases is recognised as income on a straight-line basis over the lease term. Where a lease has fixed annual increases, the total rent receivable over the operating lease is recognised as revenue on a straight-line basis over the lease term. This results in more income being recognised early in the lease term and less late in the lease term compared to the lease conditions. The difference between the lease income recognised and the actual lease payments received is shown within the fair value of the investment property on the consolidated balance sheet.

When the Group provides lease incentives to tenants, the cost of the incentives are recognised over the lease term, on a straight-line basis, as a reduction in rental income.

Contingent rents based on the future amount of a factor that changes other than with the passage of time, are only recognised when contractually due.

Interest income is recognised in the consolidated statement of comprehensive income on a time-proportionate basis using the effective interest rate method.

Distribution income is recognised when the right to receive a distribution has been established.

Management service fees earned from managed investment schemes are calculated based on the agreed percentage of funds under management and agreed percentages of scheme acquisitions and disposals. Management fees are received for performance obligations fulfilled over time with revenue recognised accordingly.

Performance fees earned from managed funds are for performance obligations fulfilled over time and fees are determined in accordance with the relevant agreement. It is recognised to the extent that it is highly probable that the amount of consideration recognised will not be significantly reversed when uncertainty is resolved.

Deferred management fees and performance fees are measured at the present value of the Responsible Entity's best estimate of the amount receivable at the end of the reporting period. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the asset.

Other income is recognised when the right to receive the revenue has been established.

All income is stated net of goods and services tax (GST).

(e) Expenses

All expenses are recognised in profit or loss on an accruals basis.

(f) Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

(ii) Other long-term employee benefit obligations

The liabilities for long service leave and annual leave that are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

(g) Distributions

The Group distributes income adjusted for amounts determined by the Group. Provision is made for any distribution amounts declared, being appropriately disclosed and no longer at the discretion of the entity, on or before the end of the reporting date but not distributed at the end of the reporting period. The distributions are recognised within the balance sheet and statement of changes in equity as a reduction in accumulated profit/(losses).

(h) Assets held for sale

Assets are classified as held-for-sale when a sale is considered highly probable and their carrying amount will be recovered principally through a sale transaction rather than through continued use. Assets classified as held-for-sale are presented separately from the other assets in the consolidated balance sheet.

26. SUMMARY OF OTHER MATERIAL ACCOUNTING POLICIES CONTINUED

(h) Assets held for sale continued

Assets classified as held-for-sale are measured at the lower of their carrying amount and fair value less costs to sell. Changes to fair value are recorded in the consolidated statement of comprehensive income.

An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the asset (or disposal group) is recognised at the date of derecognition.

Assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

(i) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains or losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss.

(j) Impairment of assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

(k) Financial instruments

(i) Classification

The Group's investments are classified as at fair value through profit or loss. They comprise:

- **Financial instruments held for trading**

  Derivative financial instruments such as futures, forward contracts, options and interest rate swaps are included under this classification. The Group does not designate any derivatives as hedges in a hedging relationship.

- **Financial instruments designated at fair value through profit or loss upon initial recognition**

  These include financial assets that are not held for trading purposes and which may be sold. These are investments in exchange traded debt and equity instruments, unlisted trusts and commercial paper.

  Financial assets designated at fair value through profit or loss at inception are those that are managed and their performance evaluated on a fair value basis in accordance with the Group's documented investment strategy. The Group's policy is for the Responsible Entity to evaluate the information about these financial instruments on a fair value basis together with other related financial information.

(ii) Recognition/derecognition

Financial assets and financial liabilities are recognised on the date it becomes party to the contractual agreement (trade date) and recognises changes in fair value of the financial assets or financial liabilities from this date.

Investments are derecognised when the right to receive cash flows from the investments have expired or the Group has transferred substantially all risks and rewards of ownership.

26. SUMMARY OF OTHER MATERIAL ACCOUNTING POLICIES CONTINUED

(k) Financial instruments continued

(iii) Measurement

Financial assets and liabilities held at fair value through profit or loss

At initial recognition, financial assets are recognised at fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the profit or loss.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of the financial assets or financial liabilities at fair value through profit or loss category are presented in the statement of comprehensive income within 'net gain/(loss) on change in fair value' of the financial instrument in the period in which they arise.

The fair value of financial assets and liabilities traded in active markets is subsequently based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs. The quoted market price used for financial assets held by the consolidated entity and the Group is the current bid price and the quoted market price for financial liabilities is the current asking price.

The fair value of financial assets and liabilities that are not traded in an active market are determined using valuation techniques. Accordingly, there may be a difference between the fair value at initial recognition and amounts determined using a valuation technique. If such a difference exists, the Group recognises the difference in profit or loss to reflect a change in factors, including time, that market participants would consider in setting a price.

Further detail on how the fair values of financial instruments are determined is disclosed in note 17(d).

Loans and receivables

Loan assets are measured initially at fair value plus transaction costs and subsequently amortised using the effective interest rate method, less impairment losses if any. Such assets are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment.

If evidence of impairment exists, an impairment loss is recognised in profit or loss as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate.

If in a subsequent period the amount of an impairment loss recognised on a financial asset carried at amortised cost decreases and the decrease can be linked objectively to an event occurring after the write-down, the write-down is reversed through profit or loss.

Further detail on receivables' accounting policy is disclosed in note 7(b).

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

(l) Provisions

A provision is recognised when the Group has a legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are measured at the present value of the Group's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability.

(m) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of the GST incurred is not recoverable from the relevant taxation authority. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables in the consolidated balance sheet are shown inclusive of GST.

The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables and payables in the consolidated balance sheet.

Cashflows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the taxation authority, are presented as operating cash flows.

DIRECTORS' DECLARATION

In the opinion of the directors:

(a) the financial statements and notes set out on pages 17 to 87 are in accordance with the *Corporations Act 2001*, including:

   (i) complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements, and

   (ii) giving a true and fair view of the Group's financial position as at 30 June 2026 and of its performance for the financial year ended on that date, and

(b) there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable, and

(c) Note 1(a) confirms that the financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The directors have been given the declarations by the Managing Director and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This report is made in accordance with a resolution of the directors of Arena REIT Limited and Arena REIT Management Limited.

David Ross

David Ross
Chair

Melbourne, 21 August 2026

Independent auditor's report

To the stapled securityholders of Arena REIT No. 1

Report on the audit of the financial report

Our opinion

In our opinion, the accompanying financial report of Arena REIT No. 1 (the Trust) and the entities it controlled during the year (together Arena REIT or the Group), is in accordance with the *Corporations Act 2001*, including:

a) giving a true and fair view of Arena REIT's financial position as at 30 June 2026 and of its financial performance for the year then ended; and

b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

What we have audited

For the purposes of consolidation accounting, the Trust is the deemed parent entity and acquirer of Arena REIT No. 2 and Arena REIT Limited. The financial report represents the consolidated financial results of the Trust, Arena REIT No.2 and Arena REIT Limited and its controlled entities.

The financial report comprises:

- the consolidated balance sheet as at 30 June 2026;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended;
- the notes to the consolidated financial statements, including material accounting policy information and other explanatory information; and
- the directors' declaration

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Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of Arena REIT in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Our audit approach

An audit is designed to provide reasonable assurance about whether the financial report is free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial report as a whole, taking into account the geographic and management structure of Arena REIT, its accounting processes and controls and the industry in which it operates.

Audit Scope

- Our audit focused on where Arena REIT made subjective judgements; for example, significant accounting estimates involving assumptions and inherently uncertain future events.
- In establishing the overall approach to the audit of Arena REIT, we determined the type of work that needed to be performed by us, as the group auditor.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the current period. The key audit matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Further, any commentary on the outcomes of a particular audit procedure is made in that context. We communicated the key audit matters to the Audit, Risk and Compliance Committee.

Key audit matter	*How our audit addressed the key audit matter*
Valuation of Investment Properties (Refer to note 8) Arena REIT's investment property portfolio comprised Early Learning Centre (ELC) properties, ELC developments and Healthcare properties in Australia ("Investment Properties") at 30 June 2026. At each balance sheet date, the directors determine the fair value of the Investment Properties in accordance with Arena REIT's valuation policy as described in note 8. Investment Properties were measured at fair value as at balance sheet date primarily using a combination of the income capitalisation method, discounted cash flow method (Healthcare properties), and the direct comparison method. We considered this a key audit matter because of: • the relative size of the Investment Properties balance to the consolidated financial position of Arena REIT; and • the inherent subjectivity of the significant assumptions that underpin the valuations.	We performed the following procedures, amongst others: • Developed an understanding of Arena REIT's processes and evaluated the design and implementation of relevant controls for determining the valuation of Investment Properties; • Compared the valuation methodologies adopted by Arena REIT for Investment Properties with commonly accepted valuation approaches used in the real estate industry; • Agreed the fair values of Investment Properties determined by the external valuation expert, engaged by Arena REIT to provide external valuations for selected properties at reporting date, or the directors, as applicable, to the accounting records of Arena REIT; • Agreed the rental income used in a sample of Investment Property valuations to the relevant lease agreements and agreed a sample of post year-end rental receipts from tenants after 30 June 2026 to bank statements; • For a selection of ELC and ELC development properties assessed as being at greater risk of material misstatement, we assessed the appropriateness of capitalisation rates, market rent and income-related assumptions adopted in the valuation models with reference to market data and comparable transactions, where possible. This included support from PwC valuation experts for certain properties within the selection; • For a selection of Healthcare properties assessed as being at greater risk of material misstatement, assessed the appropriateness of capitalisation rates, discount rates and market rent and income related assumptions adopted in the valuation models with reference to market data and comparable transactions, where possible;

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Key audit matter	*How our audit addressed the key audit matter*
	• Tested the mathematical accuracy of a sample of the Investment Property valuation models; • Assessed the scope, competence and objectivity of the external valuation experts; • Met with a selection of the external valuation experts to develop an understanding of their processes, judgements and observations; • Assessed the reasonableness of the disclosures made in the Arena REIT financial report against the requirements of Australian Accounting Standards; and • Assessed subsequent events and considered their impact on valuation estimates.

Other information

The directors of Arena REIT Management Limited, the Responsible Entity of the Trust (the directors), are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2026, but does not include the financial report and our auditor's report thereon. Prior to the date of this auditor's report, the other information we obtained included the Director's Report. We expect the remaining other information to be made available to us after the date of this auditor's report.

Our opinion on the financial report does not cover the other information and we do not and will not express an opinion or any form of assurance conclusion thereon through our opinion on the financial report. We have issued a separate opinion on the remuneration report.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the directors and use our professional judgement to determine the appropriate action to take.

Responsibilities of the directors for the financial report

The directors are responsible for the preparation of the financial report in accordance with Australian Accounting Standards and the *Corporations Act 2001*, including giving a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of Arena REIT to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate Arena REIT or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: https://auasb.gov.au/media/bwvjcgre/ar1_2024.pdf. This description forms part of our auditor's report.

Report on the remuneration report

Our opinion on the remuneration report

We have audited the remuneration report included in the directors' report for the year ended 30 June 2026.

In our opinion, the remuneration report of Arena REIT for the year ended 30 June 2026 complies with section 300A of the *Corporations Act 2001*.

Responsibilities

The directors of Arena REIT Limited are responsible for the preparation and presentation of the remuneration report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the remuneration report, based on our audit conducted in accordance with Australian Auditing Standards.

PricewaterhouseCoopers

PricewaterhouseCoopers

JDP Wills
Partner

Sydney
21 August 2026

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ASX ADDITIONAL INFORMATION

ADDITIONAL SECURITIES EXCHANGE INFORMATION AS AT 25 AUGUST 2026

There were 408,296,569 fully paid ordinary securities on issue, held by 5,459 securityholders. There were 605 holders holding less than a marketable parcel.

The voting rights attaching to the ordinary securities, set out in section 253C of the *Corporations Act 2001*, are:

(i) on a show of hands every person present who is a securityholder has one vote; and

(ii) on a poll each securityholder present in person or by proxy or attorney has one vote for each security they have in the Group.

DISTRIBUTION OF SECURITYHOLDERS

Holdings Ranges	Number of securityholders	Total securities held	% of total securities on issue
	No.	No.	%
1-1,000	1,347	444,650	0.11
1,001-5,000	1,292	3,652,919	0.89
5,001-10,000	907	6,900,546	1.69
10,001-100,000	1,814	49,096,264	12.02
100,001 and over	99	348,202,190	85.28
Totals	**5,459**	**408,296,569**	**100.00**

SUBSTANTIAL SECURITYHOLDERS

	Number of securities	Date Notice Received
	No.	
STATE STREET CORPORATION	31,142,045	31 October 2025
BLACKROCK GROUP	27,944,430	14 July 2026
THE VANGUARD GROUP, INC	26,562,449	27 June 2019

TWENTY LARGEST SECURITYHOLDERS

	Number of securities	Fully Paid (%)
	No.	%
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	132,508,777	32.45%
J P MORGAN NOMINEES AUSTRALIA PTY LIMITED	86,014,101	21.07%
CITICORP NOMINEES PTY LIMITED	66,613,897	16.32%
BNP PARIBAS NOMS PTY LTD	17,743,610	4.35%
BNP PARIBAS NOMS (NZ) LTD	4,359,071	1.07%
BNP PARIBAS NOMINEES PTY LTD <HUB24 CUSTODIAL SERV LTD>	4,018,526	0.98%
BNP PARIBAS NOMINEES PTY LTD <AGENCY LENDING A/C>	2,257,351	0.55%
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED - A/C 2	1,987,569	0.49%
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED <NT-COMNWLTH SUPER CORP A/C>	1,702,508	0.42%
OAKHARBOUR PTY LTD	1,675,000	0.41%
CARBRY INVESTMENTS PTY LTD <CARBRY FAMILY A/C>	1,642,419	0.40%
NETWEALTH INVESTMENTS LIMITED <WRAP SERVICES A/C>	1,638,822	0.40%
DE VOS NOMINEES PTY LTD <DE VOS FAMILY A/C>	1,584,796	0.39%
MR GARETH WINTER <WINTER FAMILY A/C>	1,330,179	0.33%
SCANLON CAPITAL INVESTMENTS PTY LTD	1,325,000	0.32%
ONE MANAGED INVESTMENT FUNDS LTD <CHARTER HALL MAXIM PROPERTY SEC>	1,299,980	0.32%
CODE NOMINEES PTY LTD <RETAIL A/C>	1,151,098	0.28%
ONLY OPTION PTY LTD	1,000,000	0.24%
BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT>	894,578	0.22%
MR DAVID STEWART FIELD	850,000	0.21%
Total	**331,597,282**	**81.21%**
Total Securities on issue	**408,296,569**	

INVESTOR INFORMATION

ASX LISTING

Arena REIT is listed on the Australian Securities Exchange (ASX) under the code ARF.

ARENA REIT SECURITIES

A stapled security in Arena REIT comprises:

- one share in Arena REIT Limited;
- one unit in Arena REIT No.1; and
- one unit in Arena REIT No.2;

stapled and traded together as one security.

ACCESSING INFORMATION ON ARENA

The Arena website **www.arena.com.au** provides access to the latest announcements, reports and presentations released by Arena. It also provides information on Arena's Board and management team, as well as access to information on your investment via the Investor Centre.

RECEIVING INFORMATION ELECTRONICALLY

By electing to receive information from Arena electronically, you will receive secure and environmentally friendly email notifications of ASX announcements, distribution and annual tax statements, annual reports and upcoming events. If you wish to register for electronic communications, you can go to the Investor Centre and update your details online, download the form from the registry website at **boardroomlimited.com.au/investor-forms** or call 1800 008 494 to request a form.

MANAGING YOUR INVESTMENT ONLINE

You can manage your holding online at the Investor Centre on the Arena website **www.investorserve.com.au/arena** or call 1800 008 494.

DISTRIBUTION PAYMENTS

Arena generally makes distribution payments on a quarterly basis, typically within six weeks of the quarter end. Details of the 2026 financial year distributions are provided in the table below.

FY2026 distributions

Period ended	Payment date	Distribution amount (cps)
30 September 2025	6 November 2025	4.8125
31 December 2025	5 February 2026	4.8125
31 March 2026	7 May 2026	4.8125
30 June 2026	6 August 2026	4.8125

To ensure timely receipt of your distribution, please consider the following:

Direct credit

Arena makes distribution payments via Electronic Funds Transfer (EFT) and requires you to provide your banking instructions. If you wish to update your payment details you can log in and amend your details online, download the form from the registry website at **boardroomlimited.com.au/investor-forms** or call 1800 008 494 to request a form.

Dividend and distribution reinvestment plan

When in operation, the dividend and distribution reinvestment plan (DRP) allows securityholders to reinvest their distribution payments automatically into additional securities, without brokerage or other transaction costs. Participation is optional and investors can elect to participate, vary their participation or withdraw from the DRP at any time. Please visit the Investor Centre **www.arena.com.au/investor-centre/investor-information/dividend-and-distribution-reinvestment-plan** for further details.

DISTRIBUTION PAYMENTS CONTINUED

Tax File Number (TFN) notification

You are not required by law to provide your TFN, Australian Business Number (ABN) or exemption status. However, if you do not provide your TFN, ABN or exemption, withholding tax at the highest marginal rate for Australian resident members may be deducted from distributions paid to you. If you wish to update your TFN, ABN or exemption status, you can log in and amend your details online, download the form from the registry website at **boardroomlimited.com.au/investor-forms** or call 1800 008 494 to request a form. If you are a CHESS holder, please contact your sponsoring broker.

AMIT Member Annual Statement (AMMA Statement) and 2026 annual tax guide

An AMMA Statement is generally dispatched to investors in August each year. To assist in completion of your tax return, Arena also publishes an annual tax guide each year. The 2026 tax guide is available for download from the Investor Centre **www.arena.com.au/investor-centre/investor-information/tax-information**.

RESIDENCY CERTIFICATION

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information in order to deter tax evasion. As a result all securityholders are required to certify their country of tax residency. The information provided is reported to the Australian Taxation Office (ATO) and in turn to the relevant global tax authorities. You can confirm your tax residency status online at **www.investorserve.com.au/arena** under the My Details, then FATCA-CRS Information tab.

INVESTOR FEEDBACK OR COMPLAINTS

Arena welcomes and values feedback and complaints and is committed to the fair, effective and efficient resolution of complaints. Complaints or feedback may be made verbally or in writing, and should be directed to:

Arena Investor Relations

Locked Bag 32002
Collins Street East
Melbourne VIC 8003

Telephone: 1800 008 494

Email: complaints@arena.com.au

Arena will acknowledge your complaint promptly, investigate objectively and provide a written response including actions taken or proposed in relation to the complaint, which may include amendment to business practices or policies.

If you make a complaint to Arena and do not receive a satisfactory outcome or a response within 30 days of making a complaint you may refer the complaint to the Australian Financial Complaints Authority (AFCA):

Online: **www.afca.org.au**

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

Mail: Australian Financial Complaints Authority
GPO Box 3
Melbourne VIC 3001

PRIVACY POLICY

Arena is committed to ensuring the confidentiality and security of investors' personal information. Arena's privacy policy, detailing how we handle personal information, is available on the Arena website **www.arena.com.au**.

Arena

Better Communities. Together.

CORPORATE DIRECTORY

Arena REIT Limited
ACN 602 365 186

Arena REIT Management Limited (ARML)
ACN 600 069 761 AFSL 465754

PRINCIPAL PLACE OF BUSINESS

Level 15, 8 Exhibition Street
Melbourne VIC 3000

Phone: +61 3 9093 9000

Email: info@arena.com.au

Website: www.arena.com.au

DIRECTORS

David Ross (Independent, Non-Executive Chair)
Rosemary Hartnett (Independent, Non-Executive Director)
Helen Thornton (Independent, Non-Executive Director)
Adam Tindall (Independent, Non-Executive Director)
Matt Nacard (Independent, Non-Executive Director)
Justin Bailey (Managing Director)
Gareth Winter (Executive Director of ARML)

COMPANY SECRETARY

Gareth Winter

AUDITOR

PricewaterhouseCoopers
2 Riverside Quay
Southbank VIC 3006

REGISTRY

Boardroom Pty Limited
Level 8, 210 George Street
Sydney NSW 2000

Telephone: 1300 737 760

STOCK EXCHANGE LISTINGS

Arena REIT stapled securities are listed on the Australian Securities Exchange (ASX).

INVESTOR ENQUIRIES AND CORRESPONDENCE

Arena REIT
Locked Bag 32002
Collins Street East
Melbourne VIC 8003

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Website: www.arena.com.au

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