ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

2 NOVEMBER 2026

NOTICE FOR CUSTODIANS AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE SEPTEMBER 2026 QUARTER DISTRIBUTION

Arena REIT Management Limited (**Arena**), as responsible entity of Arena REIT No. 1 (**ARF1**) and Arena REIT No. 2 (**ARF2**) (the **Trusts**), declares that the Trusts are withholding managed investment trusts for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953, in respect of the distribution declared for the period from 1 July to 30 September 2026.

Record date	30 September 2026
Payment date	12 November 2026
Distribution per stapled security	4.50 cents

The Trusts are attribution managed investment trusts (AMITs) for Australian taxation purposes in respect of the income year ending 30 June 2027.

The components of the distribution are provided solely for the purposes of managed investment trust non-resident withholding tax under Subdivisions 12-H and 12A-B of the Taxation Administration Act 1953, and should not be used for any other purpose. The components of the distribution are as follows:

	ARF1 (cents per security)	**ARF2** (cents per security)	**Total ARF** (cents per security)
Other Australian taxable income	2.0943	0.4021	2.4964
Capital gains (discount method) on – TAP (Doubled as required by section 12-405)	0.8741	-	0.8741
Fund payment	**2.9684**	**0.4021**	**3.3705**
Australian interest income	0.0829	0.0075	0.0904
AMIT cost base net adjustment – excess/(shortfall)	0.9987	0.0404	1.0391
Total distribution	**4.0500**	**0.4500**	**4.5000**

Arena REIT Limited (ACN 602 365 186)
Arena REIT Management Limited (ACN 600 069 761 AFSL No. 465754) as responsible entity of Arena REIT No. 1 (ARSN 106 891 641) and Arena REIT No. 2 (ARSN 101 067 878)

Level 15, 8 Exhibition Street
Melbourne VIC 3000
www.arena.com.au

Locked Bag 32002 Collins Street East
Melbourne VIC 8003
info@arena.com.au

T +61 3 9093 9000
Freecall 1800 008 494

This information is provided to assist custodians, nominees and other managed investment trusts and, in general, not Australian resident individual investors. Australian resident investors should not rely on this notice for the purpose of completing their income tax returns.

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

– ENDS –

For further information, please contact:
Susie McPherson
Chief Corporate Affairs and People Officer
+61 9093 9000
susie.mcpherson@arena.com.au

About Arena REIT

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