Announcement Summary

Name of entity

ARENA REIT.

Announcement type

New announcement

Date of this announcement

20/11/2026

ASX Security code and description of the class of +securities the subject of the buy-back

ARF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

The type of buy-back is:
On market buy-back

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

ARENA REIT.

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type	**Registration number**
other	Arena REIT Limited ABN 89 602 365 186 Arena REIT No. 1 ARSN 106 891 641 Arena REIT No. 2 ASRN 101 067 878

1.3 ASX issuer code

ARF

1.4 The announcement is

New announcement

1.5 Date of this announcement

20/11/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

ARF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2 - Type of buy-back

2.1 The type of buy-back is:
On market buy-back

Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

408,685,804

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Macquarie Securities (Australia) Limited

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

No

Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

7/12/2026

3C.3 Proposed buy-back end date

6/12/2027

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

Pursuant to ASIC Corporations (ASX-listed Schemes On-market Buy-backs) Instrument 2016/1159, Arena REIT Management Limited (ARML), responsible entity of Arena REIT No. 1 and Arena REIT No. 2 does not hold any interests in ARF securities. ARML Associates hold 2,059,380 ARF ordinary stapled securities and 473,019 unvested LTI Performance Rights. ARF securities bought back will be funded from recycling the proceeds from asset divestments. ARF intends to buy-back up to $50 million of ARF securities.