

ARENA REIT (ASX CODE: ARF) FY2026 QUARTER 1 UPDATE



6 NOVEMBER 2025

Dear Investor,

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 30 September 2025 and enclose a copy of your distribution statement for the period.

QUARTERLY DISTRIBUTION OF 4.8125 CENTS PER SECURITY

Arena has paid a distribution of 4.8125 cents per stapled security for the quarter ended 30 September 2025; today's distribution is in line with FY2026 distribution guidance of 19.25 cents per security announced to the ASX on 13 August 2025, which represents an increase of 5.5% on the prior year annual distribution.

Approximately 27.1% of securities on issue participated in the Dividend and Distribution Reinvestment Plan (DRP) for the period. The DRP issue price of \$3.8082 per security was calculated based on the average daily volume weighted average price over the period 2 to 15 October 2025, less a discount of 1.5%.

If you wish to participate in the DRP for future distributions, please go online at www.arena.com.au/investor-centre/investor-information/dividend-and-distribution-reinvestment-plan to view the DRP Rules and how to apply.

ASX TOTAL RETURN

On a three year basis, Arena's ASX total return was 10.2% per annum, compared with the S&P/ASX 200 A-REIT Accumulation Index return of 19.8% per annum¹ for the same period.

FY2025 RESULTS

Arena's FY2025 results were released to the ASX on 13 August 2025. A copy of the results announcement, presentation and teleconference recording are available on the Arena website www.arena.com.au.

INVESTOR ENQUIRIES

If you require further information or have any questions regarding this letter or your Arena investment please contact us on 1800 008 494 or at info@arena.com.au.

Yours faithfully,

Rob de Vos
Managing Director

Susie McPherson
Chief Corporate Affairs
and People Officer

1. Source: UBS Monthly A-REIT Report to 30 September 2025.

For more information contact us on 1800 008 494 or online at www.arena.com.au

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VISIT US AT WWW.ARENA.COM.AU

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

MANAGE YOUR INVESTMENT ONLINE – INVESTOR CENTRE

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

ELECTRONIC COMMUNICATIONS

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

AUTOMATIC EXCHANGE OF INFORMATION – RESIDENCY CERTIFICATION

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information. The Foreign Account Tax Compliance Act (FATCA) and Common Reporting Standards (CRS) are the two laws covering the United States (US) and other participating countries to deter tax evasion by US and foreign taxpayers. 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 the Investor Centre under the My Details, then FATCA-CRA Information tab.

Important Notice: This summary has been prepared by Arena in relation to publicly announced information to 30 September 2025 or as otherwise stated herein, is for information purposes only and is not personal financial product advice. Arena has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs and if necessary obtain professional advice in relation to this update. No representation or warranty, express or implied, is made as to the accuracy, completeness or correctness of this update or as to the reasonableness of any assumption, contained in this update. This document contains certain forward-looking statements which involve known and unknown risks, uncertainties and assumptions which are beyond the control of Arena and its directors, and are not guarantees of future performance. Actual results may differ materially from the anticipated results and neither Arena nor any other person gives any representation, assurance or guarantee (express or implied) that the occurrence of these results will actually occur.