ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

3 NOVEMBER 2026

FY2027 DISTRIBUTION GUIDANCE OF 20.0 CENTS PER SECURITY

Arena advises that it has updated FY2027 distribution guidance to 20.0 cents per security to reflect the substantial progress on the resolution of the Edge Early Learning (Edge) portfolio.[1]

This guidance is towards the top of the range provided to the market on 19 October 2026 and reflects a 3.9% increase on the FY2026 distribution per security (DPS).

The FY2027 DPS guidance of 20.0 cents assumes that all announced transactions on Edge centres receive service approvals and lease assignment consents, and that there are no new acquisitions and no material change in current market or operating conditions.

Asset divestment update

Arena has contracted for sale a further two ELC properties in October, bringing the total proceeds from property sales in FY2027 to $23.1 million, representing a 7.9% premium to book value. Together with the divestments in the September quarter, the operating ELC properties were transacted at a weighted average passing yield of 5.35%.

Arena continues to consider the best use of the proceeds from its ongoing capital recycling program, having regard to Arena's balance sheet position, cost of capital and capital management program.

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

– ENDS –

For further information, please contact:
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[1] *Refer ASX announcement dated 2 November 2026.*

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, visit www.arena.com.au