



ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

7 OCTOBER 2026

EDGE EARLY LEARNING ADMINISTRATION UPDATE

Arena notes the announcement today by the Administrator of Edge Early Learning (Edge) that it has entered into conditional Heads of Agreement with Goodstart Early Learning for the acquisition of 31 early learning centre businesses operated by Edge.

The proposed transaction includes services at 20 of the 27 centres owned by Arena and occupied by Edge.

Rent is currently being received on the 27 Arena owned centres.

The proposed transaction remains subject to ongoing due diligence and final agreement between the parties. Arena is currently undertaking due diligence on the proposed transaction as it considers its consent to the assignment of leases associated with the transaction.

The Administrator is continuing to pursue the sale of the remaining 33 centres currently operated by Edge, which includes a further seven Arena owned centres. Arena will continue to engage proactively and constructively with the Administrator to seek a solution that maximises long-term outcomes for securityholders and will provide a further update when appropriate.

Arena continues to reserve all legal rights in relation to the Edge portfolio and holds a bank guarantee and security deposits of approximately \$4 million as security over the Edge leases.

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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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

Arena REIT Limited (ACN 602 365 186)

Arena REIT Management Limited ACN 600 069 761 AFSL No. 465754 as responsible entity of
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