



ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

13 OCTOBER 2026

EDGE EARLY LEARNING PORTFOLIO UPDATE

Arena notes the announcement by the Administrator of Edge Early Learning (Edge) that it has entered into binding agreements or term sheets with six separate parties for the sale of a further 22 early learning centre businesses operated by Edge.

These announced transactions include the remaining seven early learning centre businesses operated by Edge at Arena owned properties. Arena has engaged with the Administrator on the four proposed tenants, which include Montessori Academy at two SA centres, and a further three experienced operators across the remaining five QLD properties.

Arena is currently undertaking due diligence on the proposed transactions as it considers its consent to the assignment of leases for the Arena owned centres.

Rent is currently being received on all 27 Arena owned centres which are occupied by Edge, whilst these proposed transactions and the proposed transaction with Goodstart Early Learning announced on 7 October are in progress. These transactions remain subject to confirmatory due diligence and final sale documentation, transfer of service approvals and assignment of leases.

Of the four Edge centres which are currently controlled by Arena, one has executed lease documentation, and two have signed term sheets in place with Montessori Academy. These agreements remain subject to regulator approval.

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:

Susie McPherson

Chief Corporate Affairs & People Officer

+61 3 9093 9000

susie.mcpherson@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
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



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