ARENA REIT (ASX CODE: ARF)

ASX ANNOUNCEMENT

2 NOVEMBER 2026

ANNOUNCEMENT OF GOODSTART TRANSACTION

Arena notes the announcement today by Goodstart Early Learning (Goodstart) that it has purchased 24 Edge Early Learning (Edge) businesses from the Administrator, including 16 businesses operating at Arena owned centres.

This transaction brings the total number of Arena owned centres with business sale agreements in place to new operators to 22 and comprises:

- 16 centres with Goodstart Early Learning
- 2 centres with Montessori Academy Group
- 2 centres with Nido Education
- 2 centres with Honour Early Learning

One further centre has a signed heads of agreement in place with a new operator that is subject to final documentation. All transactions remain subject to the transfer of service approvals and assignment of leases.

The remaining four Edge businesses at Arena owned centres that were formerly part of the proposed Goodstart transaction announced on 7 October remain open and in operation by the Administrator and rent continues to be received. The Administrator is engaging with potential operators to acquire these businesses. Arena is working with the Administrator and prospective new operators to resolve the future of these centres in a timely manner.

In addition, Arena has directly leased a further three former Edge sites to Montessori Academy Group (two properties) and Goodstart (one property) and continues to progress options for the final property under Arena's control.

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

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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