21 October 2026

NOTICE OF ARENA REIT ANNUAL GENERAL MEETING

Notice is hereby given that Arena REIT's 2026 Annual General Meeting (AGM) will be held at 10.00am on Friday 20 November 2026 at:

Hall and Wilcox,
Level 31, Queen & Collins Tower,
376-390 Collins Street, Melbourne.
(enter via 100 Queen Street)

The Notice of Meeting and accompanying explanatory statement (Meeting Materials) are being made available to Securityholders electronically. This means that:

- You can access the Meeting Materials online at www.arena.com.au/investor-centre/annual-general-meeting or at our registry's website www.investorserve.com.au by logging in and selecting Company Announcements from the main menu.

- A complete copy of the Meeting Materials has been posted to Arena REIT's ASX Market announcements page.

If you are unable to access the Meeting Materials online please contact our registry Boardroom Pty Limited on info@arena.com.au or 1800 008 494 (within Australia) or +61 2 9290 9600 (Outside Australia) between 8:30am and 5:30pm (AEDT) Monday to Friday, to arrange for a copy to be sent to you. The Meeting Materials will contain details about how to attend and participate in the AGM. You can also call Boardroom using the above details if you have any queries about how to participate in the AGM once you have received access to the Meeting Materials online.

If you would like to receive electronic communications from Arena in the future, please update your communication elections online at www.investorserve.com.au. If you have not yet registered, you will need your Securityholder information including SRN/HIN details.

If it becomes necessary or appropriate to update the arrangements set out in the Meeting Materials, the details will be announced to the ASX and made available at www.arena.com.au/investor-centre/annual-general-meeting.

Yours sincerely,

Gareth Winter
Company Secretary

Arena REIT Limited ACN 602 365 186
Arena REIT Management Limited ACN 600 069 761 AFSL 465754