ARENA REIT

SUPPLIER CODE OF CONDUCT

May 2026

1. Purpose

Arena is committed to the highest level of integrity and ethical standards in all business practices. Our Supplier Code of Conduct is underpinned by our corporate values and our Sustainability Framework and outlines our expectations of Suppliers for responsible business conduct.

2. Scope

This Supplier Code of Conduct (Code) applies to the supply of any goods and services to Arena REIT Limited and its related bodies corporate (Arena).

In this Code, Supplier means any third-party organisation or individual directly or indirectly engaged by Arena including any representatives or agents appointed to act on behalf of Arena.

3. Principles

Arena expects that as providers of products or services, all Suppliers will demonstrate and uphold our values and comply with the following principles.

3.1 Governance and legal compliance

- Comply with all applicable laws, regulations and standards.
- Not commit, or become involved in, bribery or corruption of any form, including facilitation payments.
- Ensure activities and interests do not conflict with their responsibilities to Arena or cause reputational damage to Arena.
- Maintain policies and practices, appropriate to the size and complexity of their operations, to allow misconduct or grievances to be reported by employees and suppliers in their business to be addressed without fear of retaliation.

3.2 Health and safety

- Provide a safe and healthy working environment for employees and subcontractors.
- Take all practical and reasonable measures to eliminate workplace fatalities, injuries and disease.

3.3 Labour and human rights

- Not use forced or compulsory labour, any other form of modern slavery or child labour.
- Provide fair remuneration and work conditions for all workers.
- Maintain an inclusive workplace, free of harassment and unlawful discrimination.
- Allow freedom of associations and collective bargaining for workers.

3.4 Environment

- Proactively manage the environmental impacts of their business.

3.5 Information and reporting

- Immediately notify Arena if they reasonably suspect a data breach of any information held or managed by the supplier on behalf of Arena.
- Maintain accurate financial books and records in accordance with accepted accounting practices, and immediately notify Arena of any irregularities or issues in respect of the financial books or records maintained in connection with Arena's engagement of the supplier.
- Ensure the intellectual property rights of other parties (patents, trademarks, copyright, and confidential information), including Arena's, are respected.

4. Breaches of the Code

Suppliers should disclose breaches of this Code to Arena, including significant allegations from third parties relating to the matters covered in this Code, including any circumstance that, if the allegation were true, would amount to a breach of this Code.

Arena may at any time review a Supplier's compliance with this Code and may take appropriate action to address breaches that we have identified or have been brought to our attention.

The appropriate action will depend on the severity of the breach and may include termination of service arrangements where a Supplier knowingly breaches this Code and refuses to implement satisfactory measures for improvement.

5. Disclaimer

The Code is a statement of certain fundamental principles that govern actions in the conduct of Arena's business. It is not intended to, and does not create any rights in any employee, client, customer, supplier, competitor, securityholder or any other person or entity.

6. Review

Arena will review the Code periodically to assess that it is operating effectively and to consider whether any changes are required to the Code.

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