

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

|                       |                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Name of entity</b> | Arena REIT (comprising Arena REIT Limited, Arena REIT No. 1 and Arena REIT No. 2)                               |
| <b>ABN</b>            | Arena REIT Limited ABN 89 602 365 186<br>Arena REIT No. 1 ARSN 106 891 641<br>Arena REIT No. 2 ARSN 101 067 878 |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

|                            |                   |
|----------------------------|-------------------|
| <b>Name of Director</b>    | Rosemary Hartnett |
| <b>Date of last notice</b> | 8 May 2025        |

### **Part 1 – Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

|                                                                                                                                                                         |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Direct or indirect interest</b>                                                                                                                                      | Direct                             |
| <b>Nature of indirect interest<br/>(including registered holder)</b><br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> |                                    |
| <b>Date of change</b>                                                                                                                                                   | 7 August 2025                      |
| <b>No. of securities held prior to change</b>                                                                                                                           | 40,695 Ordinary stapled securities |
| <b>Class</b>                                                                                                                                                            | Ordinary stapled securities        |
| <b>Number acquired</b>                                                                                                                                                  | 513                                |
| <b>Number disposed</b>                                                                                                                                                  | nil                                |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details and estimated valuation</small>                                                | \$1,856.91                         |
| <b>No. of securities held after change</b>                                                                                                                              | 41,208 Ordinary stapled securities |

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+ See chapter 19 for defined terms.

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Nature of change</b><br>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | Participation in distribution reinvestment plan |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|

#### Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of “notifiable interest of a director” should be disclosed in this part.

|                                                                                                                                                                              |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Detail of contract</b>                                                                                                                                                    | Not applicable |
| <b>Nature of interest</b>                                                                                                                                                    | Not applicable |
| <b>Name of registered holder (if issued securities)</b>                                                                                                                      | Not applicable |
| <b>Date of change</b>                                                                                                                                                        | Not applicable |
| <b>No. and class of securities to which interest related prior to change</b><br>Note: Details are only required for a contract in relation to which the interest has changed | Not applicable |
| <b>Interest acquired</b>                                                                                                                                                     | Not applicable |
| <b>Interest disposed</b>                                                                                                                                                     | Not applicable |
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and an estimated valuation                                                                 | Not applicable |
| <b>Interest after change</b>                                                                                                                                                 | Not applicable |

#### Part 3 – <sup>+</sup>Closed period

|                                                                                                                                                               |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b> | No             |
| <b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>                                                          | Not applicable |
| <b>If prior written clearance was provided, on what date was this provided?</b>                                                                               | Not applicable |

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<sup>+</sup> See chapter 19 for defined terms.