



Bryce Mitchelson  
Managing Director

Dear Investor

We are pleased to provide this update for Arena REIT's activities for the three months ended 30 June 2015 and enclose a copy of your distribution statement for the period.

### Quarterly distributions - a total distribution of 10.0 cents per security for FY15

For the quarter ended 30 June 2015, a distribution of 2.55 cents per stapled security has been paid. This brings the total distribution for FY15 to 10.0 cents, in line with previous guidance. For the quarter, 20.6% of securities on issue participated in the DRP at an issue price of \$1.5392 per security. As a result 776,595 new securities were issued with distribution entitlements effective from 1 July 2015. The issue price was based on the average daily volume weighted average price (VWAP) over the period 2 to 22 July 2015, less a pricing discount of 1.5%.



Petit Early Learning Centre, Caloundra, Queensland

### Two new purpose built childcare centres

Two new purpose-built centres in Queensland were completed as scheduled in June 2015.

The new centres are leased to experienced childcare operators for an initial term of 15 years and will produce an initial income yield of 9.5% on the total cost of approximately \$5.2 million.

We continue to progress the planning and development programs on the balance of Arena's development pipeline.

### Strategic divestment of three childcare centres

On 30 June 2015, we announced the divestment of three older style childcare centres located in Queensland for an aggregate price of approximately \$6.2 million, reflecting an average income yield of 6.75% and overall premium to their book value of 58%. The property disposals are part of our ongoing strategy to remix and improve the quality of the property portfolio over time.

The market value of childcare centres has continued to increase over the past six months, and we expect this to be reflected in Arena's 30 June 2015 valuations.

### Coming up

- FY15 Annual Results** We are scheduled to announce Arena's FY15 financial results on the morning of 25 August 2015 with a conference call presentation at 11.00am (AEST). Distribution yield guidance for FY16 is also planned to be provided in conjunction with the Annual Results announcement. Pleasingly, for the 12 months to 30 June 2015 Arena REIT was one of the top performers in the S&P/ASX Property 300 Accumulation Index returning 36.3%, and outperforming the index by 16.1%<sup>1</sup>. Further details will be provided to investors and you can register your interest in joining the conference call via our website - [www.arena.com.au](http://www.arena.com.au).

<sup>1</sup> Source UBS monthly performance table reflecting cash distributions plus ASX price movement.

- **Annual Tax Statements** Individual Investor Annual Tax Statements are planned to be mailed mid-August, with the Arena Annual Tax Statement Guide available to download from our website.
- **Annual General Meeting** Arena is scheduled to hold its inaugural Annual General Meeting on 19 November in Melbourne. We will provide investors with further details as this time approaches.

If you require further information or have any questions regarding your investment please contact us on 1800 008 494 or [info@arena.com.au](mailto:info@arena.com.au).

Thank you for investing in Arena REIT.

Yours faithfully



Bryce Mitchelson  
**Managing Director**



### Visit us at [www.arena.com.au](http://www.arena.com.au)

The Arena website provides a wealth of information on Arena REIT.

Information includes full and interim year financial reports, presentations and webinars as well as Arena tax statement guides.

### Manage your investments online - InvestorServe

You can manage your investments through InvestorServe, via Arena's website. This allows investors to view holding balances, transaction history and distribution payments, along with other useful functions. To register with InvestorServe:

1. Call 1800 008 494 and request a password for InvestorServe.
2. Once received, visit Arena's website and click on the InvestorServe link shown on the Investor Centre page and select Register Now.
3. Enter the required information and follow the prompts to verify your identity and create your own account.
4. You should now be able to access and manage your investments.

## Contact information

For further information or if you have any queries please contact us:

### Relating to your Arena REIT investment holding:

Registry - BoardRoom  
Locked Bag 32001  
Collins Street East  
Melbourne VIC 8003

T +1800 008 494

[info@arena.com.au](mailto:info@arena.com.au)

### All other queries:

Investor Relations Manager  
Tanya Devine  
71 Flinders Lane  
Melbourne VIC 3000

T +61 3 9093 9000

F +61 3 9093 9093

[tanya.devine@arena.com.au](mailto:tanya.devine@arena.com.au)

### Important notice

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