

ARENA REIT (ASX CODE: ARF)

FY20 QUARTER 2 UPDATE

6 FEBRUARY 2020



Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 31 December 2019 and enclose a copy of your distribution statement for the period.

QUARTERLY DISTRIBUTION OF 3.575 CENTS PER SECURITY

Arena has today paid a distribution of 3.575 cents per stapled security for the quarter ended 31 December 2019. This distribution is in line with the FY20 annual distribution guidance of 14.3 cents per security, which represents an increase of 5.9% on the prior year annual distribution.

Approximately 16.9% of securities on issue participated in the Dividend and Distribution Reinvestment Plan (DRP) for the quarter. The DRP issue price of \$2.8741 per security was calculated based on the average daily volume weighted average price over the period 3 to 16 January 2020, less a discount of 1.5%.

If you wish to participate in the DRP for future distributions, please go online at www.arena.com.au/investor-centre/dividend-and-distribution-reinvestment-plan to view the DRP Rules and how to apply.

ASX TOTAL RETURN

On a three year basis, Arena's ASX total return was 21.4% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 9.5% per annum¹ for the same period.

HY20 RESULTS

Arena's HY20 results are scheduled to be released to the ASX on 13 February 2020. A copy of the results announcement, presentation and teleconference recording will be available on the Arena website at www.arena.com.au.

INVESTOR ENQUIRIES

If you require further information or have any questions regarding this letter or your Arena investment please contact us on 1800 008 494 or at info@arena.com.au.

Yours faithfully

Rob de Vos
Managing Director

Samantha Rist
Head of Investor Relations

1. Source: UBS Monthly A-REIT Report to 31 December 2019.

For more information contact us on 1800 008 494 or online at www.arena.com.au

Arena REIT Limited ACN 602 365 186 Arena REIT Management Limited ACN 600 069 761 AFSL No. 465754

Level 5, 41 Exhibition Street
Melbourne VIC 3000

Locked bag 32002, Collins Street East
Melbourne VIC 8003

T +61 3 9093 9000
F +61 3 9093 9093

Freecall
1800 008 494

info@arena.com.au
www.arena.com.au

VISIT US AT WWW.ARENA.COM.AU

The Arena website www.arena.com.au provides access to the latest ASX announcements, financial reports, presentations and teleconferences released by Arena. It also provides information on Arena's Board and management team, as well as access to information on your investment through the Investor Centre.

MANAGE YOUR INVESTMENT ONLINE – INVESTOR CENTRE

You can manage your holding online at the Investor Centre on the Arena website www.arena.com.au/investor-centre please click on 'Investor Login' to register, or call **1800 008 494**.

ELECTRONIC COMMUNICATIONS

By electing to receive information from Arena electronically, you will receive secure and environmentally friendly email notifications of ASX announcements, distribution and annual tax statements, annual reports and upcoming events. If you wish to register for electronic communications you can log in and update your details online (see above), download the form from the registry website at www.boardroomlimited.com.au/investor-forms/ or call **1800 008 494** to request a form.

AUTOMATIC EXCHANGE OF INFORMATION – RESIDENCY CERTIFICATION

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information. The Foreign Account Tax Compliance Act (FATCA) and Common Reporting Standards (CRS) are the two laws covering the United States (US) and other participating countries to deter tax evasion by US and foreign taxpayers. As a result all securityholders are required to certify their country of tax residency. The information provided is reported to the Australian Taxation Office (ATO) and in turn to the relevant global tax authorities.

You can confirm your tax residency status online at the Investor Centre (see above) under the My Details, then FATCA-CRS Information tab.

Important Notice: This summary has been prepared by Arena in relation to publicly announced information to 6 February 2020 or as otherwise stated herein, is for information purposes only and is not personal financial product advice. Arena has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs and if necessary obtain professional advice in relation to this update. No representation or warranty, express or implied, is made as to the accuracy, completeness or correctness of this update or as to the reasonableness of any assumption, contained in this update. This document contains certain forward-looking statements which involve known and unknown risks, uncertainties and assumptions which are beyond the control of Arena and its directors, and are not guarantees of future performance. Actual results may differ materially from the anticipated results and neither Arena nor any other person gives any representation, assurance or guarantee (express or implied) that the occurrence of these results will actually occur.