



11 February 2016

Arena REIT (ASX code: ARF)

Dear Investor

We are pleased to provide this update for Arena REIT's (ARF) activities for the quarter ended 31 December 2015 and enclose a copy of your distribution statement for the period.

Quarterly distribution of 2.675 cents per security

ARF has paid a distribution of 2.675 cents per ARF stapled security for the quarter ended 31 December 2015. This is in line with our distribution guidance of 10.7 cents per security¹ for the year ending 30 June 2016, which represents an increase of 7% on the previous year.

Approximately 25% of securities on issue participated in the Distribution Reinvestment Plan (DRP). The issue price of \$1.7112 per security was calculated based on the average daily volume weighted average price (VWAP) over the period 5 to 25 January 2016, less a discount of 1.5%.

ARF quarterly total return of 11.2%

ARF delivered a total return to investors of 11.2%² for the quarter ended 31 December 2015, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 6.0%.

Outcome of 2015 Annual General Meeting (AGM)

Thank you to all investors who voted and/or attended the AGM on 19 November 2015. All six resolutions considered at the meeting were approved by investors. An announcement detailing voting results was released to the ASX following the meeting, and is available in the news section of the Arena website (www.arena.com.au).

Announcement of half year results – 22 February 2016

ARF's half year results for the six months ended 31 December 2015 are scheduled to be announced to the ASX on 22 February 2016. Following the announcement, the ARF management team will host a live teleconference to discuss ARF's performance for the first half of the financial year, including details of the recently announced agreement with the State of Victoria to develop multiple Early Learning Centres (ELC's) adjacent to new schools. If you wish to listen to the presentation, please register your interest by going to the Arena website (www.arena.com.au) and completing the registration form.

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



Yours faithfully

Bryce Mitchelson, **Managing Director**

1. Estimated on a status quo basis assuming no new acquisitions or dispositions, developments in progress are completed in line with budget assumptions, and tenants comply with all their lease obligations.
2. Source: UBS Monthly A-REIT Report to 31 December 2015.

Arena REIT Limited (ACN 602 365 186)

Arena REIT Management Limited ACN 600 069 761 AFSL No. 465754
as responsible entity of Arena REIT No. 1 (ARSN 106 891 641) and Arena REIT No. 2 (ARSN 101 067 878)

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Visit us at 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

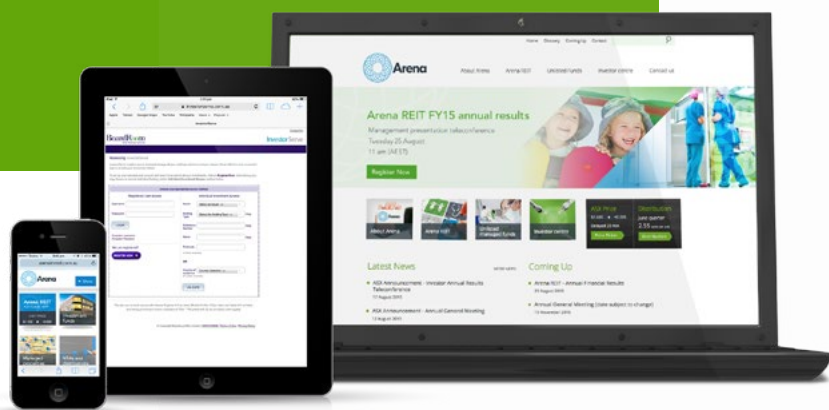
For further information or if you have any queries please contact us:

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Important notice

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