

FY19 Quarter 4 Update

Arena REIT (ASX Code: ARF)



8 August 2019

Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 30 June 2019 and enclose a copy of your distribution statement for the period.

Quarterly distribution of 3.375 cents per security

Arena has today paid a distribution of 3.375 cents per stapled security for the quarter ended 30 June 2019. This distribution is in line with the FY19 annual distribution guidance of 13.5 cents per security, which represents an increase of 5.5% on the prior year annual distribution.

Approximately 17.2% of securities on issue participated in the Distribution Reinvestment Plan (DRP) for the quarter. The DRP issue price of \$2.7112 per security was calculated based on the average daily volume weighted average price over the period 2 to 15 July 2019, 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 17.6% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 8.4% per annum¹ for the same period.

Institutional Placement and Security Purchase Plan

During the quarter Arena completed a successful \$50 million fully-underwritten Institutional Placement and Security Purchase Plan which raised \$16.37 million.

FY19 annual results – 13 August 2019

Arena's FY19 annual results are scheduled to be released to the ASX on 13 August 2019. A copy of the annual results announcement, presentation and teleconference recording will be available on the Arena website at www.arena.com.au.

FY20 Guidance

Arena has provided FY20 distribution guidance of 14.3 cents per security, which represents an increase of 5.9% on FY19 distribution.

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 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 30 June 2019.

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

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 <http://www.boardroomlimited.com.au/investor-forms/> or call **1800 008 494** to request a form.

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