

Q3 Quarterly Update

Arena REIT (ASX Code: ARF)



11 May 2017

Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 31 March 2017 and enclose a copy of your distribution statement for the period.

Quarterly distribution of 3.075 cents per security and upgraded FY17 distribution guidance

Arena has today paid a distribution of 3.075 cents per stapled security for the quarter ended 31 March 2017. This increase in the distribution is in line with the updated FY17 annual distribution guidance of 12.0 cents per security issued on 20 February 2017. This guidance represents an increase of 10% on the prior year distribution.

Approximately 15% of securities on issue participated in the Distribution Reinvestment Plan (DRP) for the quarter. The DRP issue price of \$2.1147 per security was calculated based on the average daily volume weighted average price (VWAP) over the period 4 to 27 April 2017, 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 download an application form.

Arena ASX total return

Arena's ASX total return for the quarter was 13.9%¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of -0.1%¹ for the same period. On a three year basis, Arena's ASX total return was 29.7% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 16.8% per annum¹.

FY17 interim results – 20 February 2017

Arena's FY17 interim results were released to the ASX on 20 February 2017. A copy of the interim results announcement, presentation and teleconference recording are available on the Arena website at www.arena.com.au.

Investors who have elected to receive Arena communications electronically would have received an email link to our Interim results snapshot video. This short video is also available on the Arena website at www.arena.com.au/investor-communications/multimedia/fy17-interim-results-snapshot-video.

Electing to receive ARF communications via email

Electing to receive communications via email is a quick, efficient and environmentally friendly way to access information on your Arena investment. If you are currently receiving your quarterly distribution statements via mail and would prefer to receive them via an email link, please go online and update your preferences at www.arena.com.au/investor-centre.

If you receive your distribution via cheque, you can also go online to provide your bank account details to receive future distribution payments electronically on the date the distribution is paid.

1. Source: UBS Monthly A-REIT Report to 31 March 2017.

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Investor enquiries

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

Yours faithfully



Bryce Mitchelson
Managing Director



Susie McPherson
Head of Investor Relations and Marketing

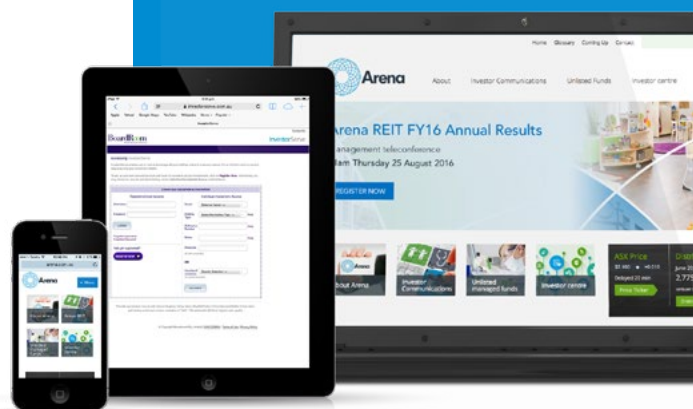
Visit us at www.arena.com.au

The Arena website 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 by registering at the Investor Centre on the Arena website.

To register, please call **1800 008 494** and request an online password. Once received, go to the Investor Centre at www.arena.com.au/investor-centre and click on 'Investor Login' to register.



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