



9 November 2017

Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 30 September 2017 and enclose a copy of your distribution statement for the period.

Quarterly distribution of 3.2 cents per security

Arena has today paid a distribution of 3.2 cents per stapled security for the quarter ended 30 September 2017. This distribution is in line with the FY18 annual distribution guidance of 12.8 cents per security, which represents an increase of 6.7% on the prior year annual distribution.

Approximately 9.5% of securities on issue participated in the Distribution Reinvestment Plan (DRP) for the quarter. The DRP issue price of \$2.1814 per security was calculated based on the average daily volume weighted average price (VWAP) over the period from 3 to 23 October 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.

ASX total return

Arena's ASX total return for the quarter was 3.6%¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 1.9%¹ for the same period. On a three year basis, Arena's ASX total return was 22.4% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 12.5% per annum¹.

FY17 annual results

Arena's FY17 annual results were released to the ASX on 24 August 2017. A copy of the annual 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 will also have received an email link to the annual results snapshot video. This short video is also available on the Arena website www.arena.com.au/investor-communications/multimedia

FY17 Annual Report

The FY17 Annual Report was released to the ASX on 28 September 2017 and sent to investors who had elected to receive it via post or email. A copy of the Annual Report can also be downloaded from the Arena website.

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1. Source: UBS Monthly A-REIT Report to 30 September 2017

Outcome of Security Purchase Plan (SPP)

Thank you to all investors who elected to participate in the recent SPP. Due to strong demand, investor allocations were subject to a scale back. The \$10 million in proceeds were used to fund the property portfolio acquisition announced on 28 July 2017.

AGM on 15 November 2017

Arena's Annual General Meeting (AGM) will be held in Melbourne on Wednesday 15 November 2017. The Notice of Meeting and Explanatory Memorandum and proxy forms were sent to investors on 28 September 2017.

Your vote is important and we encourage you to attend the meeting in person or vote via proxy. Proxy votes must be received prior to 10.00am on Monday 13 November 2017.

At the conclusion of the AGM, the Board and senior executives will be available to meet with you over refreshments.

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



Bryce Mitchelson
Managing Director



Susie McPherson
Head of Investor Relations and Marketing

Instant securityholder rewards

Electing to receive communications via email is a quick, efficient and environmentally friendly way to access information on your Arena investment.

For a limited time only, if you elect to receive all available Arena communications electronically, you will automatically qualify to receive discount offers from some of Australia's most popular brands.

Your unique code and instructions can be found on the Instant Rewards flyer enclosed with this letter.

You can go also online at any time to update your communication preferences and distribution payment details at www.arena.com.au/investor-centre.

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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