FY19 Q1 Update Arena REIT (ASX Code: ARF)



8 November 2018

Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the quarter ended 30 September 2018 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 September 2018. 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 14% of securities on issue participated in the Distribution Reinvestment Plan (DRP) for the quarter. The DRP issue price of \$2.3311 per security was calculated based on the average daily volume weighted average price (VWAP) over the period 2 to 22 October 2018, 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

Arena's ASX total return for the quarter was 11.4%¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 2.0%¹ for the same period. On a three year basis, Arena's ASX total return was 20.0% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 10.3% per annum¹.

FY18 annual results

Arena's FY18 annual results were released to the ASX on 21 August 2018. A copy of the annual results announcement, presentation and teleconference recording are 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.

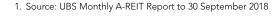
Yours faithfully

Bryce Mitchelson

Samantha Rist

Managing Director

Head of Investor Relations







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, please visit

and click on 'Investor Login' to register, or call **1800 008 494**.

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