

ARENA REIT (ASX CODE: ARF) FY2020 INVESTOR UPDATE



6 AUGUST 2020

Dear Investor

We are pleased to provide this update on Arena REIT (Arena) for the six months ended 30 June 2020 and enclose a copy of your distribution statement for the period.

SIX MONTH DISTRIBUTION OF 6.85 CENTS PER SECURITY

On 23 March 2020 Arena undertook the difficult decision to defer the declaration of the 31 March 2020 distribution until there was greater clarity on the funding of the ELC industry and the impact of COVID-19 on the businesses of our tenant partners. Arena was aware of the impact that deferring the declaration of the quarterly distribution may have had on our security holders and we appreciate your understanding during this unprecedented period.

On 21 May 2020 Arena advised FY2020 distribution guidance of 13.9-14.0 cents per security and on 19 June 2020 confirmed a final distribution for the six months ended 30 June 2020 of 6.85 cents per security which has today been paid. The total FY2020 distribution of 14.0 cents per security represents an increase of 3.7% on the prior year annual distribution.

Approximately 17.9% of securities on issue participated in the Dividend and Distribution Reinvestment Plan (DRP) for the period. The DRP issue price of \$2.1774 per security was calculated based on the average daily volume weighted average price over the period 2 to 15 July 2020, 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 4.7% per annum¹, outperforming the S&P/ASX 300 A-REIT Accumulation Index return of 2.3% per annum¹ for the same period.

INSTITUTIONAL PLACEMENT AND SECURITY PURCHASE PLAN

During the period Arena completed a successful \$60 million fully-underwritten Institutional Placement and Security Purchase Plan which raised \$24.9 million.

FY2020 RESULTS

Arena's FY2020 results are scheduled to be released to the ASX on 13 August 2020. A copy of the results announcement, presentation and teleconference recording will be 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

Rob de Vos
Managing Director

Samantha Rist
Head of Investor Relations

1. Source: UBS Monthly A-REIT Report to 30 June 2020.

For more information contact us on 1800 008 494 or online at www.arena.com.au

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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 – INVESTOR CENTRE

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 www.boardroomlimited.com.au/investor-forms/ or call 1800 008 494 to request a form.

AUTOMATIC EXCHANGE OF INFORMATION – RESIDENCY CERTIFICATION

Australia is one of many countries that has passed laws and entered into international agreements for the Automatic Exchange of Information. The Foreign Account Tax Compliance Act (FATCA) and Common Reporting Standards (CRS) are the two laws covering the United States (US) and other participating countries to deter tax evasion by US and foreign taxpayers. As a result all securityholders are required to certify their country of tax residency. The information provided is reported to the Australian Taxation Office (ATO) and in turn to the relevant global tax authorities.

You can confirm your tax residency status online at the Investor Centre (see above) under the My Details, then FATCA-CRA Information tab.

Important Notice: This summary has been prepared by Arena in relation to publicly announced information to 6 August 2020 or as otherwise stated herein, is for information purposes only and is not personal financial product advice. Arena has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs and if necessary obtain professional advice in relation to this update. No representation or warranty, express or implied, is made as to the accuracy, completeness or correctness of this update or as to the reasonableness of any assumption, contained in this update. This document contains certain forward-looking statements which involve known and unknown risks, uncertainties and assumptions which are beyond the control of Arena and its directors, and are not guarantees of future performance. Actual results may differ materially from the anticipated results and neither Arena nor any other person gives any representation, assurance or guarantee (express or implied) that the occurrence of these results will actually occur.