



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
Managing Director

Samantha Rist
Head of Investor Relations

1. Source: UBS Monthly A-REIT Report to 30 September 2018

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**.

Important Notice: This summary has been prepared by Arena in relation to publicly announced information to 8 November 2018 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.