ASX Announcement
31 March 2014

DEBT FACILITY TERM EXTENSION AND IMPROVED PRICING

Arena Investment Management Limited (**Arena**), as responsible entity of Arena REIT (**ARF**) today announced that it had extended the maturity and improved the pricing of its existing debt facility with ANZ and NAB.

The debt facility, which had an expiry date in June 2016, has been split into two equal tranches of $70 million and extended to June 2017 and June 2019 respectively. In addition to the extended maturity, there has also been a significant reduction in bank margins.

The key details of the refinance are:

- Facility limit remains unchanged at $140 million (currently drawn to $107 million)
- Facility term extended to:
  - $70 million maturing June 2017; and
  - $70 million maturing June 2019;
- Weighted average debt maturity increased from 2.2 to 4.2 years.
- Significantly improved margin on drawn debt.

James Goodwin, Arena Joint Managing Director, said, "This is a great result for ARF security holders providing extended debt maturity out to June 2017 and 2019. The extension of term and significantly improved pricing is a reflection of how financiers are now rating Arena REIT's strong financial covenants, prudent gearing and long lease profile".

James Goodwin
Joint Managing Director
Arena Investment Management Limited

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About Arena REIT

Arena REIT is an S&P/ASX 300 listed stapled group with a strategy to invest in sectors such as childcare, healthcare, education and government tenanted facilities leased on a relatively long term basis. ARF owns 186 childcare centres, 7 development sites and 6 large scale medical centres situated throughout Australia with an aggregate value of over $330 million. Distributions are paid to investors on a quarterly basis.

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