

ASX ANNOUNCEMENT

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3 JUNE 2020

COMPLETION OF INSTITUTIONAL PLACEMENT

Arena REIT Group ("Arena") announces the successful completion of the fully-underwritten Institutional Placement announced to the ASX on Tuesday, 2 June 2020. Due to the the strong level of support received from existing securityholders and potential new investors, the size of the Institutional Placement was increased from A\$50 million to A\$60 million.

The Institutional Placement was priced at A\$2.28 per Security, representing a 5.0% discount to the closing price of A\$2.40 per security on 1 June 2020 and a 7.3% discount to the 5-day VWAP to 1 June 2020 of A\$2.4594 per security. Under the Institutional Placement, approximately 26.3 million new Securities will be issued to participating institutional investors.

As indicated in the previous announcement to ASX, Arena sought, as a priority and on a best endeavours basis, to allocate the enlarged Institutional Placement to existing eligible securityholders, who bid up to their pro rata share in new Securities under the Placement, in full.¹

It is expected that settlement of the Placement will occur on Friday, 5 June 2020 and the Placement Securities issued under the Institutional Placement will be allotted and commence trading on Tuesday, 9 June 2020. Accordingly, the trading halt is lifted and Arena REIT Securities will recommence trading on the ASX today.

SECURITY PURCHASE PLAN

As announced on 2 June 2020, Arena intends to offer a non-underwritten Security Purchase Plan ("SPP") to eligible securityholders in Australia and New Zealand to raise up to A\$10 million, with the capacity to accept oversubscriptions at the discretion of the Board. Eligible securityholders who were registered as Arena (ASX: ARF) securityholders as at 7.00pm (AEST) on 1 June 2020 will be invited to subscribe for up to a maximum of A\$30,000 additional new Securities per securityholder, free of brokerage and transaction costs.

SPP Securities will not participate in the distribution to the 6 months ended 30 June 2020. Accordingly the offer price under the SPP will be the issue price of the Institutional Placement adjusted for distribution guidance in respect of the distribution for the 6 months ended 30 June 2020.

¹ For this purpose, an eligible institutional securityholder's 'pro-rata' share was estimated by reference to Arena's beneficial register on 15 May 2020, but without undertaking any reconciliation and ignoring securities that may be issued under the SPP. Accordingly, unlike in a rights issue, this may not truly reflect the participating securityholder's actual pro-rata share and Arena has no obligation to reconcile assumed holdings (e.g. for recent trading or swap positions) when determining a securityholder's 'pro-rata' share.



The SPP is subject to the terms set out in the SPP booklet, which will be released to the Australian Securities Exchange and sent to eligible securityholders on or about Tuesday, 9 June 2020.

INDICATIVE SPP TIMETABLE

| Event | Date |
|---|-----------------------------------|
| SPP | |
| Record date for SPP | 7pm 1 June 2020 |
| SPP offer period | 9am 9 June to 5pm 25 June 2020 |
| Allotment of Securities issued under the SPP | 1 July 2020 |
| Securities issued under the SPP commence trading on ASX | 2 July 2020 |
| Holding statement dispatch date | 2 July 2020 |

This announcement is authorised to be given to the ASX by Gareth Winter, Company Secretary.

– ENDS –

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About Arena REIT

Arena REIT is an ASX300 listed property group that owns, manages and develops social infrastructure properties across Australia. Our current portfolio of social infrastructure properties is leased to a diversified tenant base in the growing early learning and healthcare sectors. To find out more, visit www.arena.com.au.

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