

6 July 2016

Drum Income Plus REIT plc
("Drum" or the "Company")

Dividend Declaration

The Company announces an interim dividend of 1.3125p per share for the period from 1 April 2016 to 30 June 2016, all of which will be designated as an interim property income distribution. This dividend will be paid on 26 August 2016 to shareholders on the register at the close of business on 29 July 2016. The ex-dividend date will be 28 July 2016.

In the absence of unforeseen circumstances, the Company intends to pay dividends of 1.3125p per share in respect of the quarter ending 30 September 2016*. The Board is targeting fully covered aggregate quarterly dividends of at least 5.5p per share in respect of the year ending 30 September 2017 and at least 6.0p per share in respect of the year ending 30 September 2018*.

**Target returns only and not a profit forecast. There can be no assurance that these targets will be met and they should not be taken as an indication of expected or actual current or future results.*

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