

2 February 2017

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

Dividend Declaration

The Company announces an interim dividend of 1.375p per share in respect of the quarter ended 31 December 2016. This represents an increase 4.8% on the dividend paid in respect of the same period last year. The whole of the dividend will be designated as an interim property income distribution. This dividend will be paid on 24 February 2017 to shareholders on the register as at 10 February 2017. The ex-dividend date will be 9 February 2017.

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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