

**SCA PROPERTY GROUP (ASX: SCP)
ASX ANNOUNCEMENT – SATISFACTION OF CONDITIONS FOR
CONDITIONAL MARKET**

SCA Property Group advises that implementation of the Distribution on the Implementation Date and allotment of the Stapled Units under the Offer (comprising the Woolworths Retail Shareholder Offer, the Broker Firm Offer, the General Public Offer and the Institutional Offer) on the Allotment Date (each as defined in the Product Disclosure Statement dated 5 October 2012) have occurred. The conditions for the conditional market have therefore been satisfied.

Trading from Wednesday, 12 December 2012 will be on an unconditional but deferred settlement basis until dispatch of initial holding statements has been completed, expected to be by Tuesday, 18 December 2012. Stapled Units are expected to commence trading on a normal settlement basis on Wednesday, 19 December 2012.

We confirm that the issued capital of SCA Property Group following the Distribution and issue of Stapled Units under the Offer will be 585,455,114 comprising the Distribution of 248,154,961 Stapled Units and the issue of 337,300,153 Stapled Units under the Offer.

Further to SCA Property Group's pre-quotation disclosure announcement on 26 November 2012, attached is a statement of the 20 largest securityholders (see Attachment 1) and a distribution schedule of the numbers of securityholders in the form contained in Appendix 1A, paragraph 48 (see Attachment 2) following settlement of the Offer.

The current number of securityholders with a parcel of stapled units with a value of at least \$2,000, based on the offer price of \$1.40, is 18,918.

Yours sincerely



Mark Lamb
Company Secretary
SCA Property Group

Attachment 1
Statement of 20 largest securityholders

	Name	Number of Stapled Units held	Percentage of Stapled Units held
1.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	76,190,632	13.01%
2.	J P MORGAN NOMINEES AUSTRALIA LIMITED	55,272,679	9.44%
3.	NATIONAL NOMINEES LIMITED	35,503,186	6.06%
4.	CITICORP NOMINEES PTY LIMITED	19,882,387	3.40%
5.	UBS NOMINEES PTY LTD <PB SEG A/C>	13,129,319	2.24%
6.	JP MORGAN NOMINEES AUSTRALIA LIMITED <CASH INCOME A/C>	11,307,809	1.93%
7.	AVANTEOS INVESTMENTS LIMITED <UTILITY A/C>	8,516,428	1.45%
8.	CITICORP NOMINEES PTY LIMITED <COLONIAL FIRST STATE INV A/C>	8,449,968	1.44%
9.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <BKCUST A/C>	7,605,818	1.30%
10.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <APN A/C>	6,050,000	1.03%
11.	NAVIGATOR AUSTRALIA LTD <MLC INVESTMENT SETT A/C>	5,768,547	0.99%
12.	BNP PARIBAS NOMS PTY LTD <MASTER CUST DRP>	5,457,178	0.93%
13.	KARATAL HOLDINGS PTY LTD	5,153,215	0.88%
14.	SHARE DIRECT NOMINEES PTY LIMITED	5,000,000	0.85%
15.	NULIS NOMINEES (AUSTRALIA) LIMITED <NAVIGATOR MAST PLAN SETT A/C>	4,781,820	0.82%
16.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED A/C 2	4,762,692	0.81%
17.	NETWEALTH INVESTMENTS LIMITED <WRAP SERVICES A/C>	3,527,058	0.60%
18.	UBS NOMINEES PTY LTD	3,318,759	0.57%
19.	BNP PARIBAS NOMS PTY LTD <DRP>	3,081,489	0.53%
20.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED <NT-COMNWLTH SUPER CORP A/C>	2,984,639	0.51%
	Total	285,743,623	48.81%

Attachment 2
Distribution of securityholders statement

Number of shares held	Number of holders
1 to 1,000	401,720
1,001 to 5,000	18,981
5,001 to 10,000	2,975
10,001 to 100,000	4,160
100,001 and Over	216
Total	428,052

About SCA Property Group

SCA Property Group (SCP) is a stapled property group comprising Shopping Centres Australasia Property Management Trust (ARSN 160 612 626) and Shopping Centres Australasia Property Retail Trust (ARSN 160 612 788). The responsible entity for each trust is Shopping Centres Australasia Property Group RE Limited (ABN 47 158 809 851) (AFSL 426603) (SCPRE)