

IML INVESTORS MUTUAL LTD
I N V E S T M E N T M A N A G E R S

ABN 14 078 030 752

AFS Licence No. 229988

LICENSED DEALER IN SECURITIES

FACSIMILE TRANSMISSION

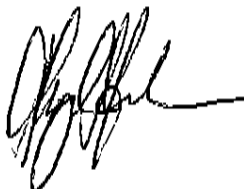
To:	Company Announcements	From:	Investors Mutual Ltd
Company:	ASX		
Fax:	1300 135 638	Fax:	(02) 9232 7511
Page 1 of:	Pages 4 (incl. Coversheet)	Date:	11 September 2013
Subject:	Form – 603 Notice of initial Substantial holder – Shopping Centres Australasia Property Group		

To whom it may concern,

Please find enclosed the above notice regarding Investors Mutual Limited shareholding in Shopping Centres Australasia Property Group.

Should you require any further information, please contact me on the number below.

Kind regards,



Aliyah Gamboa
Investors Mutual Limited
Direct phone (02) 8224 0521

Form 603
Corporations Law
Section 671B

Notice of initial substantial holder

To: Shopping Centres Australasia Property Group

ACN 158 809 851

1. Details of Substantial holder

Name Investors Mutual Limited

ACN 078 030 752

The Holder became a substantial holder on: 6th September 2013

2. Details of Voting Power

The total number of votes attached to all the voting shares in Shopping Centres Australasia Property Group that Investors Mutual had a relevant interest in on the date Investors Mutual became a substantial holder are as follows:

Class of Securities	Number of Securities	Persons Votes	Voting Power
Ordinary	32,604,242	32,604,242	5.08%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Number of securities	Person's votes
Investors Mutual Limited	RBC Global Services Australia Pty Ltd	Investors Mutual Limited	Ability to influence the voting and disposal of shares	20,464,556	20,464,556
Investors Mutual Limited	State Street – IMCF14	Investors Mutual Limited	Ability to influence the voting and disposal of shares	3,492,000	3,492,000
Investors Mutual Limited	Sandhurst Trustees Ltd – IMSAN	Investors Mutual Limited	Ability to influence the voting and disposal of shares	2,260,000	2,260,000

Investors Mutual Limited	State Super Financial Services Limited	Investors Mutual Limited	Ability to influence the voting and disposal of shares	1,933,119	1,933,119
Investors Mutual Limited	Russell Australian Share Fund IMBQ8E AS/C	Investors Mutual Limited	Ability to influence the voting and disposal of shares	1,147,707	1,147,707
Investors Mutual Limited	JP Morgan - 1IMFDSA	Investors Mutual Limited	Ability to influence the voting and disposal of shares	3,176,860	3,176,860
Treasury Group Limited	RBC Global Services Australia Pty Ltd	Investors Mutual Limited	TRG Holds over 20% of the voting power in its investment managers pursuant to section 608(3)(a)	32,474,242	32,474,242
TAG Family Foundation	TAG Family Foundation	TAG Family Foundation	Ability to influence the voting and disposal of shares	65,000	65,000
TAG Super	TAG Super	TAG Super	Ability to influence the voting and disposal of shares	65,000	65,000

4. Consideration

The consideration paid for each relevant interest that Investors Mutual became a substantial holder is as follows:

Person whose relevant interest changed	Nature of change	Consideration in relation to change	Class and number of securities affected		Person's votes affected
Investors Mutual Limited	Purchase	\$49,678,292	Ordinary	32,604,242	32,604,242

5. Associates

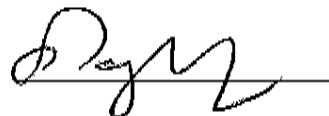
The reasons the persons named in section 3 above, are associates of the substantial holder are as follows:

Name and ACN	Nature of Association

6. Addresses

The addresses of persons named in this form are:

Name	Address
Investors Mutual Limited	Level 24, 25 Bligh Street, Sydney, NSW, 2000
Treasury Group Limited	Level 14, 39 Martin Place, Sydney, NSW, 2000
Sandhurst Trustees	Level 1, 410 Collins Street, Melbourne, VIC, 3000
JP Morgan	Locked Bag 7 Royal Exchange Sydney NSW 1225
State Street	15/120 Collins St, Melbourne, VIC, 3000
RBC Global Services Australia Pty Limited	Level 17, 2 Park Street, SYDNEY NSW 2000.
TAG Foundation & TAG Super	Level 24, 25 Bligh Street, Sydney, NSW, 2000

Name:*Anton Tagliaferro***Capacity:***Director***Signature:****Date:***16 / 9 / 13*