

31 August 2016



Property Group

Level 5, 50 Pitt Street
Sydney NSW 2000
Tel: (02) 8243 4900
Fax: (02) 8243 4999
www.scaproperty.com.au

ASX ANNOUNCEMENT

SCA PROPERTY GROUP (ASX: SCP)

Information for Custodians Taxation Components - SCP Half Year Distribution June 2016

Record Date: 30 June 2016
Payment Date: 31 August 2016
Distribution Amount: 6.2 cents per stapled unit

This announcement is relevant to custodians and other intermediary investors in respect of non-resident unitholders. Details of the full year tax components of distributions will be provided in the annual tax statement which will be sent to unitholders today. Australian resident unitholders should not rely on this announcement for the purposes of completing their income tax return.

SCA Property Group (ASX: SCP) ("SCP") announced on 16 June 2016 the distribution is 6.2 cents per stapled unit for the half year ended 30 June 2016 and will be paid to unitholders on or about 31 August 2016.

Shopping Centres Australasia Property Retail Trust ARSN 160 612 788 (Retail Trust) declares that it is a Managed Investment Trust (MIT) for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Commonwealth) in respect of the income year ending 30 June 2016.

Detailed below are the tax components of the distribution for the half year ended 30 June 2016 for SCP (comprising Retail Trust and Shopping Centres Australasia Property Management Trust ARSN 160 612 626 (Management Trust)).

These components are provided solely for the purpose of the MIT non-resident withholding tax under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 (Commonwealth), and should not be used for any other purpose.

Unitholders should seek their own tax advice in relation to this announcement.

Half Year Ended 30 June 2016 (cents per stapled unit)

	Retail Trust	Management Trust	SCP
Fund payment ¹	3.304540	0.000000	3.304540
Interest income – Australian sourced	0.011899	0.000000	0.011899

Any difference between the Retail Trust distribution and the components listed in the table above represent amounts in relation to non-TARP capital gains² (including CGT concession), or foreign income or tax deferred distributions.

31 August 2016

ASX ANNOUNCEMENT



Property Group

Level 5, 50 Pitt Street
Sydney NSW 2000
Tel: (02) 8243 4900
Fax: (02) 8243 4999
www.scaproperty.com.au

In accordance with section 12-395 of Schedule 1 to the Taxation Administration Act 1953 (Commonwealth) this distribution includes a 'fund payment' as shown above in respect of the half year ended 30 June 2016. A 'fund payment' has the meaning given by section 12-405 in Schedule 1 to the Taxation Administration Act 1953 (Commonwealth)¹.

ENDS

Media, Institutional investor and analyst, contact:

Mark Fleming
Chief Financial Officer
SCA Property Group
(02) 8243 4900

Unitholders should contact SCP Information Line on 1300 318 976 with any queries.

¹ Unitholders should seek their own tax advice regarding the 'fund payment'. The 'fund payment', as defined in section 12-405 of Schedule 1 to the Taxation Administration Act 1953 (Commonwealth), includes the net income of the trust disregarding certain amounts such as dividend income, interest income, royalties, capital gains or losses not in respect of taxable Australian property and amounts not from an Australian source.

² Non-TARP capital gains refers to capital gains that are not in respect of taxable Australian real property.