

SCA UNLISTED RETAIL FUND 3 (SURF 3)

SURF 3 provides investors with an investment in an unlisted property fund with a portfolio of three properties anchored by long term leases to Woolworths and one anchored by Target Australia.

Quarterly Update as at 30 June 2019

The following information has been prepared for SURF 3 for the purposes of ASIC Regulatory Guide 46.

Disclosure Principle

Outcome/Comment (in accordance with PDS).

Gearing Ratio⁴

Gearing of SURF 3 was 43.9%. This is less than the required maximum of 55% and the maximum of 50% to make a distribution or additional drawdowns. Gearing also indicates the extent to which SURF 3's assets are funded by interest bearing liabilities.

Interest Cover Ratio (ICR)⁴

ICR was 3.76 times. This is greater than the required minimum of 1.75 times. ICR measures the ability of SURF 3 to service interest expense.

Interest Capitalisation Policy

SURF 3 does not capitalise interest.

SURF 3 Borrowing

SURF 3's borrowings are \$25.4m which is less than the facility limit \$28.95m.

Portfolio Diversification

SURF 3 properties are listed including key metrics. SURF 3's valuation policy includes all properties to be valued every 6 months. The June 2019 valuations are outlined in this report.

Related Party Transactions

Related party transactions have been disclosed in the PDS dated April 2018 and the financial statements for the period ended 30 June 2019. These are available on line at www.scaproperty.com.au/unlisted/surf3.

Distribution Practices

Distributions are paid with cash from operations. It is anticipated that distributions will continue to be funded by cash from operations.

Withdrawal Practices

Investors are unable to redeem their units. Subject to conditions, investors may privately arrange to transfer their units to third parties at any time using an off market transfer form. Please contact the registry for further information.

Net Tangible Assets (NTA)

NTA is \$0.93

Highlights include:

	Actual/Forecast	PDS ¹
FY19 fourth quarter distribution cents per unit (cpu)	1.775	1.775
FY19 annualised forecast distribution yield (based on Issue Price of \$1.00)	7.10%	7.10%
Property valuation (as at 30 June 2019)	\$59.0m	\$57.9m
Net tangible assets per unit (as at 30 June 2019)	\$0.93	\$0.91

SURF 3 Property Valuation

	State	Tenants	Occupancy ²	Rate June '19	Capitalisation	Valuation
					June '19	June '19 \$'m
Moama Marketplace	NSW	7	100.0%	7.00%		14.3
Swansea Woolworths	NSW	5	100.0%	6.00%		15.4
Warrnambool Target	VIC	11	100.0%	8.25%		16.0
Woodford Village	QLD	5	100.0%	6.25%		13.3
Total			100.0%	6.91% ³		59.0

1. As at date of the Product Disclosure Statement (PDS) dated April 2018.
2. Includes rental guarantee capped at \$400,000.
3. Weighted average property capitalisation rate.
4. Gearing and ICR are measured in accordance with the definitions within the Finance Agreement between SURF 3 and the debt provider. Required maximum gearing and minimum ICR are also in accordance with the Finance Agreement.

CONTACT OUR REGISTRY

Contact our registry, Boardroom Limited, for enquiries regarding your accounts details, banking instructions, distribution payment notices or changing your address or contact details.

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SURF 3 ARSN 623 821 689, Responsible entity and issuer: SCA Unlisted Retail Fund RE Limited, ACN 604 416 284, AFSL 473 459. SCA Unlisted Retail Fund RE Limited is a wholly owned subsidiary of the Shopping Centres Australasia Property Group. Shopping Centres Australasia Property Group comprises the Shopping Centres Australasia Property Management Trust (ARSN 160 612 626) and Shopping Centres Australasia Property Retail Trust (ARSN 160 612 788).

Important Information: This document has been prepared by and issued by SCA Unlisted Retail Fund RE Limited (ACN 604 416 284, AFSL 473 459) (SURF RE) for general information purposes only. It does not take into account your investment objectives, financial situation, or your particular needs. We recommend that before an investment decision is made you should consult your financial or other professional advisor. Entities which are part of the SCA Property Group do not receive fees in respect of general financial advice they may provide, however they will receive fees from SURF 3. These fees are detailed in the Product Disclosure Statement (PDS) for SURF 3 dated April 2018. The PDS and this document contain information which may include statements that include or consider forward looking statements. Forward statements are subject to known and unknown risk which may cause the actual results or performance of SURF 3 to differ materially from this expressed or implied.