

SCA Unlisted Retail Fund 1

(SURF 1) ARSN 606 126 934, 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 SCA Property Group²

Quarterly Update | 31 December 2015

Thank you for joining SCA Unlisted Retail Fund 1 (ARSN 606 126 934) (SURF 1). On 1 October 2015, SURF 1 successfully completed the allotment of units and the purchase of the properties from SCA Property Group making this the first operational quarter for SURF 1 (being the period 1 October 2015 to 31 December 2015).

Quarterly highlights included:

- First distribution for the quarter ended 31 December 2015 of **2.02** cents per unit, paid 19 January 2016
- Increasing FY 16 annualised distribution yield forecast from 8.00% to **8.08%**
- Property revaluation increase from \$60.9 million to **\$62.2** million
- Net Tangible Assets increased by 4.2% from \$0.95 at time of allotment to **\$0.99**

SURF 1 Distribution

During the quarter the properties have been performing as expected. The administration costs associated with SURF 1 have been slightly lower than expected and the fund also received interest on the funds that were received pre allotment. These factors have enabled the cash from operations available for distribution for the quarter to be slightly increased from the forecast 2.00 cents per unit to **2.02** cents per unit. This is equivalent to an annualised yield (based on the cost of a unit of \$1.00) of **8.08%**. The next distribution will be for the period 1 January 2016 to 31 March 2016. We forecast that the distribution for this period will also be **2.02** cents per unit and will be paid in late April 2016.

SURF 1 Property Valuation and Net Tangible Assets (NTA)

The SURF 1 properties were first valued in June 2015 at \$60.9 million. During December 2015, the properties were revalued by the Directors upward to \$62.2 million. This has led to an increase in NTA of SURF 1 to \$0.99 per unit from \$0.95 at time of allotment.

Property	State	Tenants	Occupancy	Valuation Jun-15	Valuation Dec-15	Capitalisation Rate Dec-15
Burwood Dan Murphy's	NSW	1	100.0%	8.6	9.1	6.0%
Fairfield Heights	NSW	3	100.0%	18.0	18.6	6.5%
Griffith North	NSW	1	100.0%	9.2	9.2	6.5%
Inverell BIG W	NSW	2	100.0%	18.4	18.4	8.5%
Katoomba Dan Murphy's	NSW	1	100.0%	6.7	6.9	6.5%
				60.9	62.2	7.0% ¹

ABOUT SCA PROPERTY GROUP²

SCA Property Group comprises two internally managed real estate investment trusts, the units of which are stapled together to form a stapled listed vehicle. SCA Property Group owns and manages quality sub-regional, neighbourhood and freestanding retail properties. As at 31 December 2015 the SCA Property Group owned and managed over 85 retail assets focused on convenience based retail in Australia and New Zealand valued at over \$2.1 billion. As at 31 December 2015, SCA Property Group has a market capitalisation of around \$1.5 billion.

1. Weighted average as at December 2015.

2. Comprising Shopping Centres Australasia Property Group RE Limited (ABN 47 158 809 851) as responsible entity of Shopping Centres Australasia Property Management Trust (ARSN 160 612 626) and Shopping Centres Australasia Property Retail Trust (ARSN 160 612 788).



GRIFFITH NORTH
WOOLWORTHS



INVERELL BIG W

MEET THE SURF TEAM

Contact our fund management services team for enquiries regarding new investment opportunities and the management of SURF 1.



Greg Inkson
Fund Manager

Greg has been working at SCA Property Group since early 2013. His background includes over 15 years in financial services including working with Investa Property Group and ING Real Estate Investment Management.



Chris Glasson
Assistant Fund Manager

Chris has worked with SCA Property Group since mid-2013. He has over 10 years finance experience including working with Westfield Group for over 5 years.



Mark Lamb
Company Secretary

Mark has over 25 years experience in property law, retail based development acquisition and sales and funds management. Mark has been the Company Secretary of SCA Property Group since SCA Property Group listed in late 2012.



Erica Rees
Company Secretary

Erica has over 10 years experience in property law including all property transactions and leasing. Erica joined SCA Property Group in late 2012.

The team can be contacted on: 02 8243 4900

CONTACT OUR REGISTRY

Contact our registry, Boardroom Limited, for enquiries regarding your account details, banking instructions, distribution payment notices or changing your address or contact details. Boardroom Limited can be contacted on:

Investor Services: 1300 780 316 (Local call cost) +61 2 8016 2885 (from outside Australia)

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Website: www.boardroomlimited.com.au



Important Information

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