

SCA UNLISTED RETAIL FUND 1 (SURF 1)

SURF 1 provides investors with an investment in an unlisted property fund with a portfolio of five properties anchored by long term leases to Woolworths.

Quarterly Update as at 31 March 2018

The following information has been prepared for SURF 1 for the purposes of ASIC Regulatory Guide 46.

Disclosure Principle

Outcome/Comment (as on 31 Dec 2017 or for the 12-month period to 31 Dec 2017).

Gearing Ratio³

Gearing of SURF 1 was 45.4%. This is less than the required maximum of 60% and the maximum of 55% to make a distribution or additional drawdowns. Gearing also indicates the extent to which SURF 1's assets are funded by interest bearing liabilities.

Interest Cover Ratio (ICR)³

ICR was 3.69. This is greater than the required minimum of 1.75. ICR measures the ability of SURF 1 to service interest expense.

Interest Capitalisation Policy

SURF 1 does not capitalise interest.

SURF 1 Borrowing

SURF 1's borrowings are \$29.18m which is less than the facility limit of \$30.45m.

Portfolio Diversification

SURF 1 properties include 5 retail assets in metropolitan and regional NSW. The anchor tenant in each property is Woolworths Limited operating as either a supermarket, Big W or Dan Murphy's.

Related Party Transactions

Related party transactions have been disclosed in the financial statements for the period ended 30 June 2017. These are available on line at www.scaproperty.com.au/unlisted/surf1

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 (details page 2) for further information.

Net Tangible Assets (NTA)

NTA is \$1.17.

Highlights include:

	Actual	Same Period FY17
FY18 third quarter distribution cents per unit (cpu)	2.05	2.04
FY18 annualised forecast distribution yield	8.20%	8.16%
Property valuation (as at 31 Dec)	\$69.0m	\$64.8m
Net tangible assets per unit (as at 31 Dec)	\$1.17	\$1.06

SURF 1 Property Valuation

	State	Tenants	Occupancy	Capitalisation Rate Dec-17	Valuation Dec-17 \$'m
Burwood Dan Murphy's	NSW	1	100.0%	5.50%	9.3
Fairfield Heights	NSW	3	100.0%	5.75%	22.0
Griffith North	NSW	1	100.0%	5.75%	11.5
Inverell BIG W	NSW	2	100.0%	8.50%	18.7
Katoomba Dan Murphy's	NSW	1	100.0%	5.75%	7.5
Total			100.0%	6.46%²	69.0

1. 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)
2. Weighted average property capitalisation rate
3. Gearing and ICR are measured in accordance with the definitions within the Finance Agreement between SURF 1 and the debt provider. Required maximum gearing and minimum ICR are also in accordance with the Finance Agreement