

28 January 2021



NOTICE

Level 5, 50 Pitt Street
Sydney NSW 2000

SCA Unlisted Retail Fund 2 (SURF 2) - Distribution

Information for Custodians Taxation Components – SURF 2 – December Quarter 2020

Record Date: **31 December 2020**
Payment Date: **28 January 2021**
Distribution Amount: **1.75 cents per security**

Australian resident unitholders should not rely on this announcement for the purposes of completing their income tax return. 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 for the tax year ended 30 June 2021 will be provided in the annual tax statement (AMMA statement) which is expected to be sent to unitholders by the end of July 2021.

SCA Unlisted Retail Fund RE Limited (SURF RE) has declared the distribution for the period **1 October 2020 to 31 December 2020** for SURF 2 to be **1.75 cents per unit**. It will be paid to unitholders on or about **28 January 2021**.

SURF 2 (ARSN 614 180 237) declares that it is a withholding Managed Investment Trust ("withholding MIT") for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Commonwealth) and has chosen to be an attribution managed investment trust ("AMIT") for the purposes of Division 276 of the Income Tax Assessment Act 1997 (Commonwealth) in respect of the income year ending **30 June 2021**. Detailed below are the tax components of this distribution. These components are provided solely for the purpose of the withholding MIT non-resident withholding tax and the non-resident interest withholding tax under Subdivision 12-H and Subdivision 12-F (respectively) 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.

December 2020 Quarter (cents per unit)

| | SURF 2 |
|--------------------------------------|------------------|
| Fund payment ¹ | (1.08820) |
| Interest income – Australian sourced | 0.00074 |

Any difference between the distribution and the components listed in the table above represent amounts such as non-taxable distributions.

Unitholders should contact SURF Information Line on 1300 780 316 with any queries.

¹ 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 this payment. Unitholders should seek their own tax advice regarding the 'fund payment'. The 'fund payment', as determined in accordance with Subdivision 12A-B 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.