

30 July 2021

NOTICE

Level 5, 50 Pitt Street
Sydney NSW 2000



SCA Unlisted Retail Fund 3 (SURF 3) - Distribution

Information for Custodians Taxation Components – SURF 3 – June Quarter 2021

Record Date: **30 June 2021**
Payment Date: **30 July 2021**
Distribution Amount: **1.775 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 will 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 April 2021 to 30 June 2021** for SURF 3 to be **1.775 cents per unit**. It will be paid to unitholders on or about **30 July 2021**.

SURF 3 (ARSN 623 821 689) 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.

June Quarter 2021 (cents per unit)

| | SURF 3 |
|---------------------------|---------------|
| Fund payment ¹ | 1.5004 |

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.

SCA Unlisted Retail Fund RE Limited ACN 604 416 284 AFS Licence 473 459 as responsible entity of SCA Unlisted Retail Fund 3 (ARSN 623 821 689).