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ASX ANNOUNCEMENT

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June 2017 Property Valuations - Portfolio Update

On 16 June 2017, SCA Property Group (ASX: SCP) ("SCP") announced that the value of its investment properties as at June 2017 was \$2,318.3 million, implying a weighted average portfolio capitalisation rate of 6.48%.

Today, SCP acquired the Worongary Town Centre for \$46.3 million, at a capitalisation rate of 6.00%. The centre is located in the established Gold Coast QLD suburb of Worongary, 15km south-west of Surfers Paradise just off the M1 Motorway. The centre comprises 6,900 sqm GLA anchored by a 3,000 sqm Coles supermarket (in turnover rent). At present there is one specialty vacancy (70sqm) which is subject to a 12 month rental guarantee.

Together with Clemton Park in Sydney NSW (valued at \$55.5 million at a capitalisation rate of 6.00%) and Mudgeeraba Market Shopping Centre on the Gold Coast QLD (\$35.8 million at a capitalisation rate of 6.00%), total acquisitions in the six month period have added \$137.6 million to our portfolio valuation. These acquisitions have been partially funded by the divestment of two properties to SURF 2 for \$54.9 million, being Katoomba Marketplace (\$44.7 million at a capitalisation rate of 6.50%) and Mittagong Village (\$10.2 million at a capitalisation rate of 6.25%). These acquisitions and divestments are consistent with our strategy of investing in high quality neighbourhood shopping centres and divesting lower growth non-core freestanding centres.

The Worongary acquisition will bring the total value of SCP's investment properties as at 30 June 2017 up to \$2,364.6 million, implying a weighted average portfolio capitalisation rate of 6.47%.

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Unitholders should contact SCP Information Line on 1300 318 976 with any queries.