

## Distribution Reinvestment Plan Q&A

QUESTION	ANSWER
<p><b>What is the Distribution Reinvestment Plan (DRP)?</b></p>	<p>The Plan enables you, as a unitholder in SCA Property Group (“SCP”) to reinvest all or part of any distribution paid on your units in additional SCP units instead of receiving that distribution in cash.</p>
<p><b>Am I eligible to participate?</b></p>	<p>All unitholders with registered addresses in Australia or New Zealand are eligible to participate in the Plan.</p> <p>Unitholders whose registered address is outside Australia and New Zealand (for example the United States and the United Kingdom) may not participate in the Plan unless the Responsible Entity is satisfied that the issue or transfer of Stapled Units to them under the Plan is lawful and practicable.</p>
<p><b>Is participation optional?</b></p>	<p>Yes. Participation in the Plan is entirely optional.</p>
<p><b>How do I join the Plan?</b></p>	<p>You can elect to participate or vary your election details by visiting <a href="http://www.investorcentre.linkmarketservices.com.au">www.investorcentre.linkmarketservices.com.au</a> and follow the prompts.</p> <p>Alternatively, if you do not have internet access, please call 1300 318 976 (within Australia) or +61 1300 318 976 (outside Australia) and follow the voice instructions to provide your securityholder information over the phone and to receive any necessary forms to your registered address.</p>
<p><b>What type of units will I get under the Plan?</b></p>	<p>The variation or withdrawal will be effective in relation to a distribution if your Election Form is received on/or before the first business day after the “record date” for that distribution.</p> <p>You will be allocated fully paid ordinary units in SCP, which will rank equally in all respects with existing units.</p>
<p><b>When will my participation start?</b></p>	<p>Your participation in the Plan will generally commence with the first distribution payment after receipt of the Election Form provided that it is received on or before the first business day after the “record date” for that distribution (or such other date determined by the Board). If your Election Form is received after this date, it will not be effective until the next distribution.</p>
<p><b>If I participate, do all my units participate in the Plan?</b></p>	<p>There are two types of participation:</p> <p>a) <b>Full Participation:</b> Full participation is where the distribution on all units held by you on the “record date” for the relevant distribution is reinvested in additional units. Distributions on any units you may acquire in the future will also be reinvested in this way. Please note that if the Election Form does not clearly indicate the level of participation in the Plan, it will be deemed to be an application for full participation.</p> <p>b) <b>Partial Participation:</b> Partial Participation is where the distribution on a nominated number of units, being part only of your holding of SCP units, is reinvested in additional units. Under this option, you will receive cash distributions on the units not participating in the Plan. If you have elected partial participation and you buy more units, those units will NOT participate in the Plan unless you lodge an Election Form specifically in relation to those additional units.</p>

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<b>What if I have more than one SCP unitholding?</b>	If you have more than one unitholding in SCP, you must lodge an Election Form for each unitholding that is to participate in the Plan.
<b>Can I change my participation?</b>	<p>Yes. You may vary your level of participation or withdraw from the Plan at any time by completing and submitting an Election Form.</p> <p>The Election Form can be submitted online by visiting <a href="http://www.investorcentre.linkmarketservices.com.au">www.investorcentre.linkmarketservices.com.au</a> or a hard copy can be obtained from the Group's Registry, Link Market Services Limited, by calling 1300 318 976 (within Australia) or +61 1300 318 976 (outside Australia).</p>
<b>At what price will the units be allocated?</b>	<p>Units will be allocated under the Plan at the DRP Price, which is based on the average market price (determined in accordance with the Plan Rules) of SCP units during the pricing period. The Board may in its absolute discretion determine to apply a discount. The actual rate of discount (if any) and the pricing period will be announced at the same time the related distribution is announced to the ASX. The actual DRP Price that is used to determine DRP allocations is usually announced to the ASX shortly after the end of the pricing period. You should visit <a href="http://www.scaproperty.com.au">www.scaproperty.com.au</a> to see the relevant ASX Announcements relating to distributions, DRP discounts and pricing.</p>
<b>How many units will I be allocated?</b>	<p>The number of units to be allocated to you under the Plan will be determined by dividing the amount in your DRP account (being the sum of the current distribution less amounts we are required to deduct eg withholding tax and any residual balance from prior distributions) by the DRP Price and rounding that number to the nearest whole number below the number calculated using the formula in the Plan Rules. (Any residual amounts representing a fraction of a unit will be carried forward to the next Distribution, but no interest will accrue in respect of this residual positive balance).</p>
<b>What does it cost to participate?</b>	Nothing. You will not be charged brokerage or other transaction costs on units allocated under the Plan.
<b>When will I receive my units?</b>	New units issue under the DRP will be issued to eligible unitholders who have elected to participate in the Plan as soon as practicable after the distribution payment date.
<b>Can I sell my units allocated under the Plan?</b>	Yes, at any time.

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<p><b>What if I sell a portion of my units?</b></p>	<p>If you have elected <b><i>partial participation</i></b> and sell only some of your units then, unless you advise SCP to the contrary, the units sold will be taken to reduce first, your non-participating units and secondly, your participation units.</p> <p>If you have elected <b><i>full participation</i></b>, and sell only some of your units then all your remaining units will continue to participate in the Plan.</p>
<p><b>Can the Plan be changed or cancelled?</b></p>	<p>Yes. SCP may at any time vary, suspend or terminate the Plan by giving notice on SCP's website and on the ASX.</p>
<p><b>What are the taxation implications of participating?</b></p>	<p>The application of the taxation laws may differ markedly between unitholders depending on their own circumstances. For this reason, the Group does not and cannot provide taxation advice to unitholders and takes no responsibility for the interpretation or application of this general information. If unitholders are in doubt as to the taxation implications, they should seek their own taxation advice before deciding on participation in the Plan.</p>