



Shopping Centres Australasia Property Group RE Limited ABN 47 158 809 851 AFS Licence 426603 as responsible entity of the Shopping Centres Australasia Property Retail Trust ARSN 160612788 and as responsible entity of the Shopping Centres Australasia Property Management Trust ARSN 160612626 (SCA Property Group)

TAX GUIDE 2016

IMPORTANT INFORMATION FOR AUSTRALIAN RESIDENT INDIVIDUAL UNITHOLDERS COMPLETING THEIR 2016 TAX RETURN

ABOUT THIS GUIDE

This Tax Return Guide has been prepared for general information only. Accordingly, this guide should not be relied upon as taxation advice. Each unitholder's particular circumstances are different and we recommend contacting your accountant, taxation or other professional adviser for specific advice.

This guide is relevant to you if:

- you are an individual unitholder (not a company, trust or superannuation fund) and an Australian resident for tax purposes;
- you hold your SCA Property Group securities on capital account; and
- you are using the Individual tax return instructions 2016 and the Individual tax return supplement instructions 2016 to complete your income tax return.

SCA PROPERTY GROUP

SCA Property Group is a stapled group and comprises SCA Property Retail Trust and SCA Property Management Trust. Distributions from SCA Property Group can comprise distributions from SCA Property Retail Trust or SCA Property Management Trust or both.

SCA PROPERTY RETAIL TRUST

SCA Property Retail Trust made total distributions of 12.2 cents per unit in respect of the year ended 30 June 2016.

TAXABLE INCOME

If you received or are entitled to receive a distribution in respect of the year ended 30 June 2016, you will be required to include your share of the taxable income of SCA Property Retail Trust for that year in your assessable income for the year ended 30 June 2016. The distribution paid in August 2016 is in respect of the year ended 30 June 2016.

CAPITAL GAINS

The assessable amount of your distribution for the income year ended 30 June 2016 includes discounted capital gains. SCA Property Retail Trust elected to apply the CGT discount to determine the amount of the net capital gain to include in its income. Accordingly, you may also be able to apply the discount method in respect of these gains.

CGT CONCESSION AMOUNT

The CGT concession amount represents the non-assessable CGT discount amount that has been included in your distribution. This amount is not included in your assessable income or in your tax return. The CGT concession amount does not form part of your tax deferred distributions. Therefore, it will not reduce your cost base in your units in SCA Property Retail Trust.

FOREIGN INCOME AND FOREIGN TAX OFFSETS

SCA Property Retail Trust's taxable income for the year ended 30 June 2016 includes an amount of foreign income in respect of its indirect investment in New Zealand assets and a capital gain in respect of the disposal of some of those assets. SCA Property Retail Trust's foreign income is calculated on a pre-tax basis. That is, it is not reduced by the amount of foreign tax paid in respect of that income.

You may be entitled to receive a foreign tax offset in respect of the New Zealand tax paid by SCA Property Retail Trust in the year ended 30 June 2016. A foreign tax offset operates as a credit against your Australian tax liability.

If your total foreign income tax offsets from all sources for the year is \$1,000 or less then you can claim this amount in full.

If your total foreign income tax offsets exceed \$1,000, you will need to refer to the Australian Taxation Office publication "Guide to Foreign Income Tax Offset Rules" to work out your entitlement.

Foreign income tax offsets that are not utilised in the income year in which they are derived cannot be carried forward into future income years.

TAX DEFERRED INCOME

If the distribution by SCA Property Retail Trust exceeds its taxable income plus the CGT concession amount for an income year, the excess, referred to as a "tax deferred distribution" is generally not required to be included in your assessable income. Tax deferred distributions, unlike CGT concession amounts, will reduce the cost base of your units in SCA Property Retail Trust.

SCA PROPERTY MANAGEMENT TRUST

Distributions by SCA Property Management Trust would be treated as dividends for tax purposes.

SCA Property Management Trust did not make a distribution in the year ended 30 June 2016.

DISPOSAL OF UNITS

If you sold some or all of your SCA Property Group securities during the year, you should obtain a copy of the Australian Tax Office publication Personal Investor's Guide to Capital Gains Tax or Guide to Capital Gains Tax and/or consult your professional tax adviser. The Australian Taxation Office has also published a Fact Sheet in respect of the acquisition and disposal of SCA Property Group securities. This may be found at the Australian Taxation Office's website or you may try: <https://www.ato.gov.au/Individuals/Ind/Woolworths-Limited---creating-a-new-stapled-security-2012/>.

Generally, you will make a capital gain if the proceeds of disposal of your units exceeds the cost base of your units. You will make a capital loss if the proceeds of disposal of your units is less than the reduced cost base of your units.

Units in SCA Property Retail Trust and units in SCA Property Management Trust are separate assets for CGT purposes. You will need to apportion the cost of each SCA Property Group security and the proceeds received on disposal of each security between the relevant SCA Property Retail Trust unit and SCA Property Management Trust unit. You must then calculate a separate capital gain or loss in respect of each unit.

This apportionment must be done on a reasonable basis. One possible basis of apportionment is to allocate the total cost base and proceeds based on the relative net asset values of SCA Property Retail Trust and SCA Property Management Trust at the relevant time.

The relative net asset values of SCA Property Retail Trust and SCA Property Management Trust can be found on the SCA website at <http://www.scaproperty.com.au/investor/distribution/>.

The CGT discount may be available for disposals of units in SCA Property Group if you have owned those units for 12 months.

TFN WITHHOLDING

If you have not provided your Tax File Number (TFN), Australian Business Number (ABN) or claimed a relevant exemption, SCA Property Group will have withheld tax from your distributions at the highest marginal tax rate plus Medicare Levy.

The tax withheld can be offset against the tax payable on your taxable income for the year ended 30 June 2016.

STEPS TO COMPLETE YOUR TAX RETURN

Question 11 – Dividends – Tax Return

There were no distributions paid by SCA Property Management Trust during the year ended 30 June 2016.

Question 13 – Partnerships and Trusts – Tax Return (Supplementary Section)

Include at Label 13U the sum of the Australian interest income amount and the other Australian taxable income

amount of your distributions from SCA Property Retail Trust.

The amount of TFN withholding tax deducted from your distributions (if any) should also be included at Label 13R.

The amount disclosed at Question 13 excludes the foreign income and capital gain component of SCA Property Retail Trust's taxable income.

Question 18 – Capital gains – Tax Return (Supplementary Section)

Include at this question the total current year capital gains amount (18H) and net capital gain amount (18A) of your distributions from SCA Property Retail Trust.

As the distribution from SCA Property Retail Trust includes an amount of capital gains you should answer "YES" by printing "X" in the box at item 18G on your Tax Return.

Question 19 – Foreign entities – Tax Return (Supplementary Section)

Unless you have an interest in a controlled foreign company, or have transferred property, money or services to a non-resident trust, answer "NO" at item 19I and 19W on your Tax Return.

Merely owning SCA Property Group securities would not cause you to have an interest in a controlled foreign company, or have transferred property, money or services to a non-resident trust.

Question 20 – Foreign Source Income – Tax Return (Supplementary Section)

Include at this question the assessable foreign source income amount (20E) of the distributions from SCA Property Retail Trust. The same amount should be included as other net foreign source income amount (20M).

Include at Item 20O your share of foreign income tax offsets

Answer "Yes/No" at Item 20P as appropriate depending on whether you have assets outside Australia with a value of \$50,000 or more. Merely owning SCA Property Group securities would not cause you to have assets outside Australia.

Unitholders should contact Link Market Services Limited on 1300 318 976 (+61 1300 318 976 from outside Australia) with any queries.