

SCA Unlisted Retail Fund 1

(SURF 1) ARSN 606 126 934, Responsible entity and issuer: SCA Unlisted Retail Fund RE Limited ACN 604 416 284, AFSL 473 459. SCA Unlisted Retail Fund RE Limited is a wholly owned subsidiary of the SCA Property Group¹



Quarterly Update | 30 September 2017

This update covers the first quarter of FY18.

Highlights include:

	Actual	Same Period FY17
FY18 first quarter distribution cents per unit (cpu)	2.05	2.04
FY18 annualised forecast distribution yield	8.20%	8.16%
Property valuation (as at 30 June 2017)	\$67.3 million	\$63.4 million
Net tangible assets per unit (as at 30 June 2017)	\$1.13	\$0.95

SURF 1 Distribution – FY 2018 – 2.05 cents per unit for quarter

During the quarter the properties have been performing as expected. The administration costs associated with SURF 1 have been slightly lower than expected and the fund has also managed the drawn debt balance tightly resulting in a lower finance charge compared to the prior year. These factors have enabled the distribution per quarter for FY18 to be 2.05 cpu which is slightly higher per quarter compared to the same quarter last year. The forecast FY18 yield of 8.20% is an increase on the FY17 annualised yield of 8.16% (based on the cost per unit of \$1.00). The next distribution will be for the period 1 October 2017 to 31 December 2017. The distribution for this period is forecast to be 2.05 cpu and is expected to be paid by the end of January 2018.

SURF 1 Property Valuation and Net Tangible Assets (NTA)

The SURF 1 properties were first valued in June 2015 at \$60.9 million. As at 30 June 2017, the properties were valued at \$67.3 million. The increase in valuations since the start of SURF 1 is mainly due to a compression in capitalisation and discount rates. This has led to an increase in the NTA of SURF 1 to \$1.13 per unit at 30 June 2017 (from \$0.95 at time of allotment and commencement in October 2015). The next time the properties are expected to be valued is December 2017.

Property	State	Tenants	Occupancy	Capitalisation Rate Jun-17	Valuation Jun-17 \$'m
Burwood Dan Murphy's	NSW	1	100.0%	5.50%	9.3
Fairfield Heights	NSW	3	100.0%	5.75%	21.3
Griffith North	NSW	1	100.0%	6.00%	10.5
Inverell BIG W	NSW	2	100.0%	8.25%	18.7
Katoomba Dan Murphy's	NSW	1	100.0%	5.75%	7.5
				6.45%²	67.3

1. Shopping Centres Australasia Property Group RE Limited (ABN 47 158 809 851) as responsible entity of Shopping Centres Australasia Property Management Trust (ARSN 160 612 626) and Shopping Centres Australasia Property Retail Trust (ARSN 160 612 788)
2. Weighted average property capitalisation rate

GRIFFITH NORTH WOOLWORTHS



BURWOOD DAN MURPHY'S



INVERELL BIG W

ASIC Regulatory Guide 46 – Improving Disclosure

The following information has been prepared for SURF 1 for the purposes of ASIC Regulatory Guide 46.

Disclosure Principle	Outcome / Comment (as at 30 June 2017 or for the financial year ended 30 June 2017)
Gearing ratio ³	Gearing of SURF 1 was 47.4%. This is less than the required maximum of 60% and the maximum of 55% to make a distribution or additional drawdowns. Gearing also indicates the extent to which SURF 1's assets are funded by interest bearing liabilities.
Interest cover ratio (ICR) ³	ICR was 3.59. This is greater than the required minimum of 1.75. ICR measures the ability of SURF 1 to service interest expense.
Interest Capitalisation policy	SURF 1 does not capitalise interest.
SURF 1 Borrowing	SURF 1's borrowings are \$29.4 million which is less than the facility limit of \$30.45 million.
Portfolio diversification	SURF 1 properties are listed above including key metrics. SURF 1's valuation policy includes all properties to be independently valued at least every three years. The Katoomba Dan Murphy's property was independently valued at June 2017 and the Inverell Big W property was independently valued at December 2016. The other properties were last independently valued in June 2015.
Related party transactions	Related party transactions have been disclosed in the financial statements for the period ended 30 June 2017. These are available on line at www.scaproperty.com.au/unlisted/surf1
Distribution practices	Distributions are paid from cash from operations. It is anticipated that distributions will continue to be funded by cash from operations.
Withdrawal practices	Investors are unable to redeem their units. Subject to conditions, investors may privately arrange to transfer their units to third parties at any time using an off market transfer form. Please contact the registry (details below) for further information.
Net tangible assets (NTA)	NTA is \$1.13.

3. Gearing and ICR are measured in accordance with the definitions within the Finance Agreement between SURF 1 and the debt provider. Required maximum gearing and minimum ICR are also in accordance with the Finance Agreement

ABOUT SCA PROPERTY GROUP

SCA Property Group comprises two internally managed real estate investment trusts, the units of which are stapled together to form a stapled listed vehicle. SCA Property Group owns and manages quality sub-regional, neighborhood and freestanding retail properties focused on convenience based retail. As at June 2017 the SCA Property Group owned and managed 82 retail properties and shopping centres anchored by Woolworths Limited and Wesfarmers Limited. SCA Property Group is listed on the Australian Securities Exchange (ASX: SCP) with a market capitalisation of over \$1.6 billion as at 30 June 2017.

CONTACT OUR REGISTRY

Contact our registry, Boardroom Limited, for enquiries regarding your account details, banking instructions, distribution payment notices or changing your address or contact details. They can be contacted on:

Investor Services: 1300 780 316 (local call cost) +61 2 8016 2885 (from outside Australia)

Email: SURF@boardroomlimited.com.au

Website: www.boardroomlimited.com.au



KATOOMBA DAN MURPHY'S



FAIRFIELD HEIGHTS WOOLWORTHS

Important Information This document has been prepared by and issued by SCA Unlisted Retail Fund RE Limited (ACN 604 416 284. AFSL. 473 459) (SURF RE) for general information purposes only. It does not take into account your investment objectives, financial situation, or your particular needs. We recommend that before an investment decision is made you should consult your financial or other professional advisor. SURF RE or other entities which are part of the SCA Property Group do not receive fees in respect of general financial advice they may provide, however they will receive fees from SURF 1. These fees are detailed in the Product Disclosure Statement (PDS) dated 16 July 2015. The PDS and this document contain information which may include statements that include or consider forward looking statements. Forward statements are subject to known and unknown risk which may cause the actual results or performance of SURF 1 to differ materially from this expressed or implied.