

9 June 2021

ASX ANNOUNCEMENT

Final June 2021 Distribution

SCA Property Group (ASX: SCP) ("SCP") announces the distribution payable for the period from 1 January 2021 to 30 June 2021 to be 6.70 cents per SCP Stapled Unit. This is 34.0% higher than the prior corresponding period and 17.5% higher than the period ended 31 December 2020.

Details for the distribution are as follows:

Ex-distribution date	29 June 2021
Record date	5.00pm, 30 June 2021
Intended payment date	31 August 2021
Distribution per Stapled Unit	6.70 cents

This distribution will apply to all stapled units on issue as at the Record Date.

A payment advice will be sent to security holders on or about 31 August 2021.

Further details regarding the tax components of this distribution will also be provided on or by 31 August 2021.

Distribution Reinvestment Plan (DRP)

The DRP will be in operation for this distribution. Security holders can elect to participate in the Plan by visiting either www.linkmarketservices.com.au or by calling the SCP Information Line on 1300 318 976 and completing the DRP Election Form. You can start, cancel or vary your participation in the DRP at any time by giving notice by 5.00pm on the business day following the record date for the relevant distribution period which, for this coming distribution, is 5.00pm on 1 July 2021.

SCP intends to issue units to participants rather than transfer units to them. In accordance with the DRP Rules, the issue price will be the price, rounded to the nearest whole cent, calculated as the arithmetic average of the daily volume weighted average price of all sales of Stapled Units sold through a Normal Trade recorded on ASX for the first 10 ASX Trading Days following 1 July 2021, less 1.0% (1.0% being the Board approved DRP discount for this distribution)¹.

¹ Unless the Board believes this calculation does not provide a fair reflection of the market price of the Stapled Units during this period, in which event this calculation shall be substituted by the market price of the Stapled Unit as determined by an independent expert whose identity and instructions will be determined by the Board.

Units allotted under the DRP will be issued on the distribution payment date and will rank equally with existing ordinary units from the date of issue. The intended distribution payment date is 31 August 2021. Units issued will be rounded down to the nearest whole number of unit(s) with the residual amount carried forward to the next distribution. Participation in the DRP is optional. If you do not wish to participate no action on your part is required.

In respect of this distribution, SCP intends to enter into an underwriting agreement with MA Moelis Australia Advisory Pty Ltd ("Moelis") to underwrite a DRP take-up rate of at least 50% of the total distribution amount. This means that if the take-up rate by unitholders under the DRP is less than 50%, Moelis will agree to subscribe for the shortfall. If the take-up rate by unitholders is greater than 50%, no underwriting will be required.

SCP Full Year Results Announcement Date

SCP expects to release its Full Year 2021 Results on 16 August 2021. This date may change.

This document has been authorised to be given to the ASX by the Board of SCP.

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