

12 December 2019

ASX ANNOUNCEMENT

December 2019 Property Valuations

SCA Property Group (ASX: SCP) (“SCP”) announces the results of its property valuations as at December 2019.

The total value of investment properties has increased by \$85.8m, from \$3,147.0m at June 2019 to \$3,232.8m at December 2019.

In summary this movement is comprised of the following:

- Valuation increase on like-for-like properties of \$22.2m, including a valuation uplift of \$17.8m on the properties acquired from Vicinity in October 2018;
- Acquisitions of \$83.2m comprising Warner Marketplace in QLD for \$78.35m (5.75% cap rate) and Shell Cove – stage 3 (which will form part of our existing Shell Cove asset) for \$4.8m; and
- Disposals of \$19.6m being Cowes, VIC (June 2019 book value of \$19.6) which has been contracted for sale at \$21.5m and expected to settle in early February 2020 (now classified as an “Asset Held for Sale”).

These movements are presented in the table below:

Investment Property Portfolio Summary	\$m
June 2019 Portfolio Valuation	3,147.0
Add: Valuation increase on “like-for-like”	22.2
Add: Acquisitions during the period	83.2
Less: Properties Held for Sale during the period	(19.6)
December 2019 Portfolio Valuation	3,232.8
Valuation Weighted Average Capitalisation Rate	
June 2019: % Rate	6.48%
December 2019: % Rate (excluding acquisitions)	6.48%
December 2019: % Rate (including acquisitions)	6.46%

Details of portfolio movements, including a comparison of independent and internal valuations, are set out in the next table.

Independent vs. Internal Valuations	\$m
Independent Values:	
Number of Properties	25
% of portfolio book value	32%
Change in Valuation (\$m)	5.5
Change in WACR	0.01%
Internal Values:	
Number of Properties	59
% of portfolio book value	65%
Change in Valuation (\$m)	16.7
Change in WACR	0.00%
Acquisitions:	
Number of Acquired Properties ¹	1
% of portfolio by book value	3%
Cost of Acquisitions	83.2
Disposals:	
Add: gain/(loss) on assets transferred	1.9
Less: Assets transferred to Assets Held for Sale	(21.5)
Value of Disposed Properties	(19.6)
Total:	
Number of Properties	85
Change in Valuation (\$m)	85.8
Change in WACR	(0.02)%

1. Shell Cove-Stage 3 will form part of the existing Shell Cove asset.

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

ENDS

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