

16 July 2021

ASX ANNOUNCEMENT

SCP Final June 2021 Distribution Reinvestment Plan (DRP) Issue Price

SCA Property Group (ASX: SCP) ("SCP") announces the issue price of Stapled Units to be allocated under SCP's DRP on the distribution payment date is \$2.42 per stapled unit.

In accordance with the DRP Rules, this issue price has been 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) and rounded to the nearest whole cent.

The Distribution Reinvestment Plan ("DRP") is in operation for this distribution, and SCP security holders holding 17.6% of the units on issue have elected to participate in the DRP. This means that 5.3 million units will be issued to these unit holders on the distribution payment date raising \$12.8 million. In respect of this distribution, SCP has entered into an underwriting agreement with MA Moelis Australia Advisory Pty Ltd ("Moelis") to underwrite the remaining 82.4% of the total distribution amount of \$72.4m. This means that the total units to be issued in respect of this distribution and the DRP will be 29.9 million units at \$2.42 per unit raising a total of \$72.4 million.

Stapled 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.

Under the DRP Rules, units issued will be rounded down to the nearest whole number of unit(s) with the residual amount carried forward to the next distribution.

Key dates relating to this DRP issue are:

| | |
|---|----------------------|
| Ex-distribution date | 29 June 2021 |
| Record date | 5.00pm, 30 June 2021 |
| Last election date for DRP participation | 5.00pm, 1 July 2021 |
| Distribution Payment Date | 31 August 2021 |

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.