



Property Group

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ASX ANNOUNCEMENT

SCP Half Year December 2016 Distribution

SCA Property Group (ASX: SCP) ("SCP") announces the distribution payable for the period from 1 July 2016 to 31 December 2016 to be 6.4 cents per SCP Stapled Unit. This is 6.7% greater than the prior corresponding period.

Details for the distribution are as follows:

Ex-distribution date	29 December 2016
Record date	5.00pm, 30 December 2016
Intended payment date	30 January 2017
Distribution per Stapled Unit	6.4 cents

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

A payment advice will be sent to unitholders on or about 30 January 2017.

Further details regarding the tax components of this distribution will also be provided on or by 30 January 2017.

Distribution Reinvestment Plan (DRP)

The DRP will be in operation for this distribution. Unitholders 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. If you previously elected to participate in the DRP, that election will apply for this distribution unless cancelled or varied. 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 3 January 2017.

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 3 January 2017, 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 30 January 2017. 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 Moelis Australia Advisory Pty Ltd ("Moelis") to underwrite a DRP take-up rate of 40% of the total distribution amount. This means that if the take-up rate by unitholders under the DRP is less than 40%, Moelis will agree to subscribe for the shortfall. If the take-up rate by unitholders is greater than 40%, no underwriting will be required.

SCP Half Year Results

SCP expects to release its Half Year December 2016 Results on 7 February 2017. This estimated date may change.

ENDS

Media, Institutional investor and analyst, contact:

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