

## TAX GUIDE 2013

### IMPORTANT INFORMATION FOR AUSTRALIAN RESIDENT INDIVIDUAL UNITHOLDERS COMPLETING THEIR 2013 TAX RETURN

#### ABOUT THIS GUIDE

This Tax Return Guide has been prepared for general information only. Accordingly, this guide should not be relied upon as taxation advice. Each unitholder's particular circumstances are different and we recommend contacting your accountant, taxation or other professional adviser for specific advice.

This guide is relevant to you if:

- you are an individual unitholder (not a company, trust or superannuation fund) and an Australian resident for tax purposes;
- you hold your SCA Property Group securities for the purpose of investment, rather than for resale at a profit, and the capital gains tax (CGT) provisions apply to you; and
- you are using the Individual tax return instructions 2013 and the Individual tax return instructions supplement 2013 to complete your income tax return. The tax return for individuals (supplementary section) is available from the Australian Taxation Office, or at its website [www.ato.gov.au/Individuals/Tax-return/2013/](http://www.ato.gov.au/Individuals/Tax-return/2013/).

#### SCA PROPERTY GROUP

SCA Property Group is a stapled group and comprises SCA Property Retail Trust (**SCA Retail**) and SCA Retail Management Trust (**SCA Management**). Distributions from SCA Retail Group can comprise distributions from SCA Retail or SCA Management or both.

#### SCA Retail

SCA Retail made a distribution of 5.6 cents per unit in respect of the year ended 30 June 2013.

#### Taxable income

If you held SCA Property Group securities on the Record Date for the distribution (28 June 2013), you will be required to include your share of the taxable income of SCA Retail for that year in your assessable income for the year ended 30 June 2013. The taxable income of SCA Retail for this year relates to the income derived by SCA Retail during the period from 11 December 2012 to 30 June 2013 only.

#### Foreign income and foreign tax offsets

SCA Retail's taxable income for the year ended 30 June 2013 includes an amount of foreign income in respect of its New Zealand assets. SCA Retail's foreign income is calculated on a pre-tax basis. That is, it is not reduced by the amount of foreign tax paid in respect of that income.

You may be entitled to receive a foreign tax offset in respect of the New Zealand tax paid by SCA Retail in the year ended 30 June 2013. A foreign tax offset operates as a credit against your Australian tax liability.

If your total foreign income tax offsets from all sources for the year is \$1,000 or less then you can claim this amount in full.

If your total foreign tax offsets exceed \$1,000, you will need to refer to the Australian Taxation Office publication "Guide to Foreign Income Tax Offset Rules" to work out your entitlement. Generally, your foreign tax offset in this circumstance will be equal to the lesser of the Australian tax otherwise payable by you on that income or the amount of foreign tax imposed.

Foreign tax offsets that are not utilised in the income year in which they are derived cannot be carried forward into future income years.

#### Tax deferred income

The distribution by SCA Retail exceeds its taxable income for the year ended 30 June 2013. The excess, referred to as a "tax deferred distribution" is not required to be included in your assessable income. This tax deferred distribution will reduce the cost base of your units in SCA Retail.

#### SCA Management

Distributions by SCA Management would be treated as dividends for tax purposes.

SCA Management did not make a distribution in the year ended 30 June 2013.

#### DISPOSAL OF UNITS

If you sold some or all of your SCA Property Group securities during the year, you should obtain a copy of the Australian Tax Office publication *Personal Investor's Guide to Capital Gains Tax or Guide to Capital Gains Tax* and/or consult your professional tax adviser. The Australian Taxation Office has also published a Fact Sheet in respect of the acquisition and disposal of SCA Property Group securities.

Generally, you will make a capital gain if the proceeds of disposal of your units exceeds the cost base of your units. You will make a capital loss if the proceeds of disposal of your units is less than the reduced cost base of your units.

Units in SCA Retail and units in SCA Management are separate assets for CGT purposes. You will need to apportion the cost of each SCA Property Group security and the proceeds received on disposal of each security between the relevant SCA Retail unit and SCA Management unit. You must then calculate a separate capital gain or loss in respect of each unit.

This apportionment must be done on a reasonable basis. One possible basis of apportionment is to allocate the total cost base based on the relative net asset values of SCA Retail and SCA Management at the relevant time.

The relative net asset proportions of SCA Retail and SCA Management for the period 11 December 2012 to 30 June 2013 is below:

SCA Retail	SCA Management
99.4%	0.6%

If you acquired your SCA Property Group securities as a result of the in-specie distribution from Woolworths Limited, this allocation would result in the following cost bases:

SCA Retail	SCA Management	Total
\$1.4310618	\$0.0086382	\$1.4397

You will not be entitled to apply the CGT discount to a disposal of units in SCA Property Group during the year ended 30 June 2013 as you will not have owned those units for 12 months.

The CGT discount may be available for disposals of units in SCA Property Group in subsequent years.

#### TFN WITHHOLDING

If you have not provided your Tax File Number (TFN) or claimed a relevant exemption, SCA Property Group will have withheld tax from your distributions at the highest marginal tax rate plus Medicare Levy. The tax withheld can be offset against the tax payable on your taxable income for the year ended 30 June 2013.

If an amount has been withheld from the distribution, this maybe because you have not provided your TFN. To update your TFN, log onto <http://www.investorcentre.com/au>

#### About SCA Property Group

**SCA Property Group (SCP) includes two internally managed real estate investment trusts owning a portfolio of quality sub-regional and neighbourhood shopping centres and freestanding retail assets located across Australia and New Zealand. The Group invests in shopping centres predominantly anchored by non-discretionary retailers, with long term leases to tenants such as Woolworths Limited and the Wesfarmers Limited. The Group is a stapled entity comprising Shopping Centres Australasia Property Management Trust (ARSN 160 612 626) and Shopping Centres Australasia Property Retail Trust (ARSN 160 612 788).**

**Unitholders should contact SCA Property Group Information Line on 1300 318 976 (or +61 3 9415 4881 from outside Australia) with any queries.**

## STEPS TO COMPLETE YOUR TAX RETURN

### Question 11 – Dividends – Tax Return

There were no distributions paid by SCA Management during the year ended 30 June 2013.

### Question 13 – Partnerships and Trusts – Tax Return (Supplementary Section)

Include at this question the sum of the Australian interest income amount (13U) and other Australian taxable income amount (13U) of your distributions from SCA Retail.

The amount of TFN withholding tax (13R) deducted from your distributions (if any) should also be included.

The amount disclosed at Question 13 excludes the foreign income component of SCA's taxable income.

### Question 18 – Capital gains – Tax Return (Supplementary Section)

SCA Retail did not make a capital gain in the year ended 30 June 2013 and so there are no amounts to be disclosed at Question 18.

#### Tax Return Disclosures

Unless you made a capital gain from the disposal of an asset, or received a distribution from another trust that included a capital gain, answer "NO" at item 18G on your Tax Return.

### Question 19 – Foreign entities – Tax Return (Supplementary Section)

Unless you have an interest in a controlled foreign company, or have transferred property, money or services to a non-resident trust, answer "NO" at item 19I and 19W on your Tax Return.

Merely owning SCA Property Group securities would not cause you to have an interest in a controlled foreign company, or have transferred property, money or services to a non-resident trust.

### Question 20 – Foreign Source Income – Tax Return (Supplementary Section)

Include at this question the assessable foreign source income amount (20E) of the distributions from SCA Retail. The same amount should be included as other net foreign source income amount (20M).

Include at item 20O your share of foreign income tax offsets.

Mark the appropriate "Yes/No" box at item 20P in relation to whether you have assets outside Australia with a value of \$50,000 or more.