



<b>Company</b>	Shopping Centres Australasia Property Group
<b>Code</b>	SCP
<b>Meeting</b>	AGM
<b>Date</b>	20 November 2019
<b>Venue</b>	Customs House, Sydney
<b>Monitor</b>	Pamela Murray-Jones with Lewis Gomes

<b>Number attendees at meeting</b>	83 security holders and 10 guests
<b>Number of holdings represented by ASA</b>	314
<b>Value of proxies</b>	\$9,980,000
<b>Number of shares represented by ASA</b>	3,629,222 (equivalent to 11 <sup>th</sup> largest shareholder)
<b>Market capitalisation</b>	\$2.212 billion
<b>Were proxies voted?</b>	Yes, on a poll
<b>Pre AGM Meeting?</b>	Yes, with Chairman Philip Marcus Clarke and Chair of the REM Committee Steve Crane

## Is SCA redefining the meaning of shareholder value?

There was a substantial increase in proxies represented by ASA this year both in numbers and value, and there was a noticeable difference in shareholder focus at this AGM.

While the growth in the share price and shareholder return were still at the heart of the Chair's message, investing in employees; delivering value to leaseholders; doing business ethically and supporting communities were also at the forefront. Shareholders agreed wholeheartedly with this strategy.

The CEO spoke on the many challenges facing the retail sector but reiterated SCA's strategy of focusing on neighbourhood shopping centres providing everyday goods and services. He noted, for example, SCA's ability to obtain increases in rents, its promising turnaround of the Vicinity centres acquired earlier in the year and its commitment to sustainability and community engagement.

ASA and the co-monitor (asking questions in his own right as a shareholder) posed questions on what constitutes a quality investment for SCP; adjustments for non-cash items on the P&L statement; property re-valuations and ASA focus issues on governance matters.

Questions from other retail shareholders focused as much on the management of the company and how it does business as the returns it makes. *“Have you thought about the impact of online shopping? What about Amazon and Aldi? Do centres have water tanks? How are they reducing the use of electricity? How are you providing training opportunities for your more junior employees?”* were just some of the questions asked. One Gen Y shareholder shared her reason for investing in the company – and it wasn’t the TSR but the shopper experience.

This is a Board that knows its business and there was no hesitation in answering any question except on how much the CEO gets paid in relation to the average salary of an SCP employee. For their part, directors up for election spoke well on the skills and experience they brought to the company confirming the Nominations Committee had been thorough in their recommendations.

ASA congratulated the company on a good year; the clarity of its remuneration report and its willingness to engage with its retail shareholders. In a rare response, the Chair returned the compliment by giving ASA a bouquet for its commitment and work on behalf of retail shareholders.

All resolutions were comfortably passed with the percentage of FOR votes being in the high 90’s on each motion.

An audio record of the AGM can be found on the SCP web page <http://www.openbriefing.com/OB/3496.aspx>