

AMP CAPITAL CORE PROPERTY FUND – ON-PLATFORM CLASS A*

Investment Objective

Aims to generate income and capital growth on a rolling 3-year basis by investing in Australasian and US unlisted real estate and Australasian and global listed real estate.

How We Manage Your Money

The Fund provides access to unique investment opportunities that are otherwise difficult for an individual investor to obtain. The Fund is well diversified across a strategic mix of global unlisted and listed real estate. It targets assets which have high occupancy rates and stable income streams underpinned by leases to long-term, secure commercial and government tenants.

Performance as at 30 April 2023

Current Investment Strategy ¹	Current Investment Strategy ¹						Blend of Current and Previous Investment Strategies ¹		
	1mth (%)	3mths (%)	6mths (%)	1yr (%)	3yrs (%)	Since Inception ² (%pa)	5yrs (%)	10yrs (%)	Since Inception ² (%pa)
Total Return – Net of Fees	-0.46	-1.58	-1.21	-5.03	4.85	4.11	4.52	6.59	6.18
Total Return – Gross of Fees	-0.35	-1.28	-0.60	-3.91	5.94	5.12	5.53	7.57	7.16
Distribution return	0.00	0.96	1.82	3.84	4.38	4.65	4.65	4.02	4.79

Past Performance is not a reliable indicator of future performance.

Past performance shown for the blend of current and previous investment strategies is for information purposes only and is not a reliable indicator of future performance under the current investment strategy

Performance guideline: to generate income and capital growth on a rolling 3 year basis by investing in Australasian and US unlisted real estate and Australasian and global listed real estate

Returns are shown both before and after fees, before tax and assumes distributions are reinvested.

¹ On 1 August 2018, the Fund revised its investment strategy. We have provided the Fund's performance under the revised investment strategy. We recognise that existing investors will want to know longer term past performance and therefore have also provided information that combines the performance generated under the previous strategy up until 1 August 2018 with performance generated under the current strategy thereafter (shown under Blend of current and previous investment strategies).

The key changes to the investment strategy were:

Removal of the Fund's performance benchmark and move to a benchmark-unaware investment objective
Change in target asset allocation from

- 50% to actively managed Australasian and US direct property
- 25% to indexed Australian listed property securities, and
- 25% to actively managed global listed property securities.

to

- 50% to actively managed Australasian and US direct property; and
- 50% to actively managed Australasian and global listed property securities.

(which incorporated a move from a partially passively managed Fund to fully actively managed Fund)

² The relevant inception dates are as follows:

- AMP Capital Core Property Fund is 1 July 2005
- The current investment strategy of the AMP Capital Core Property Fund is 1 August 2018

* Dexus Funds Management Limited as responsible entity of Dexus Property Trust and Dexus Operations Trust (Dexus) recently acquired AMP Capital's real estate and domestic infrastructure equity business. AMP Capital remains the investment manager of the Fund. Dexus has also recently entered into a conditional agreement to acquire AMP Capital, however it is unclear when the agreement to acquire AMP Capital will become unconditional.

FUND FACTS

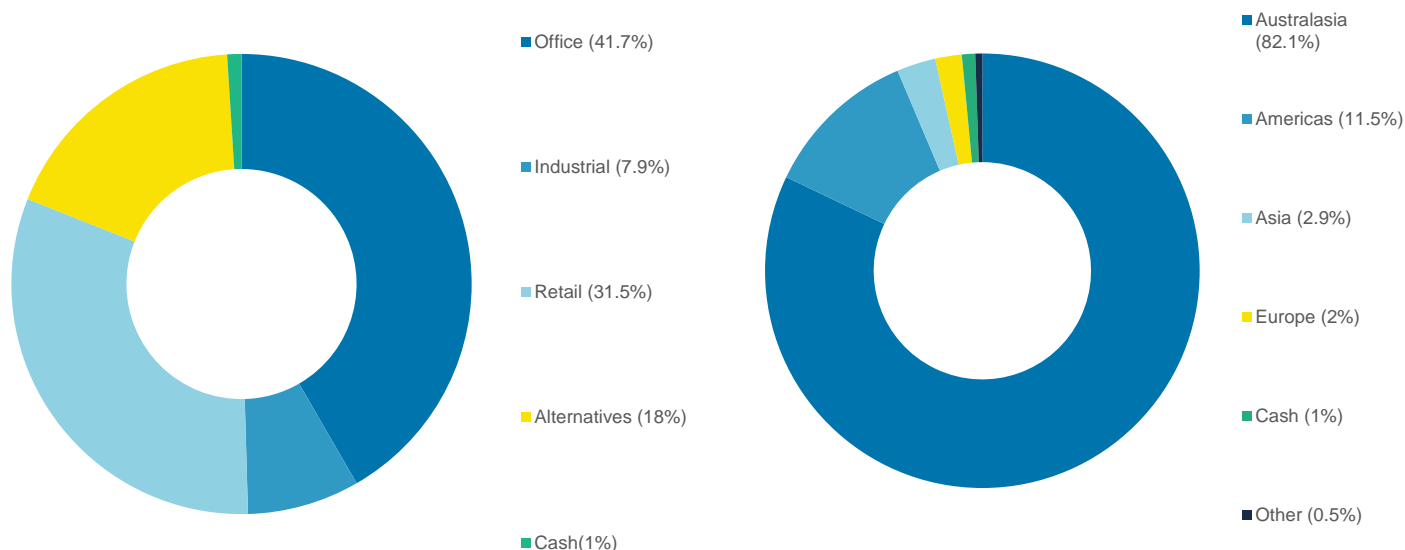
APIR	AMP1015AU
Inception date	01 July 2005
Fund Size	\$304.7 million
Management costs*	1.41% p.a.
Distribution frequency	Quarterly
Minimum investment	\$500,000
Minimum suggested timeframe	5 years

*The Fund PDS outlines management costs components, as well as other fees and costs that may apply to your investment. You can review the PDS at www.ampcapital.com.au.

What Happened Last Period

- During April, the AMP Capital Core Property Fund (CPF or the Fund) experienced slightly negative returns, with gains in the listed portfolio offset by negative valuation movements in the unlisted portfolio. Over one year the fund is in negative territory, reflecting a challenging period for the listed portfolio where returns have been -13.0%; and negative valuation movements for the unlisted portfolio since 31 December 2022. Over the longer-term horizon of 3 years plus the Fund is showing solid positive returns.
- The unlisted portfolio experienced negative returns over the month, related to valuation decrements reported as at 31 March 2023 and reflected in CPF's April performance figures. The valuation movements primarily related to a softening of capitalisation rates in the Mirvac Wholesale Office Fund.
- The listed component delivered a 3.45% return (before fees) over the month. At a country level, the main contributors were Australia, the United States and Japan, the main detractors were holdings in Hong Kong, Sweden and Canada. At a sector level, the main contributors were holdings in Residential Rentals, Industrial and Healthcare.
- During the month the Reserve Bank of Australia (RBA) paused their hiking cycle. Whilst inflation continues to cool from its peaks, it remains well above the RBA target range and some market participants are suggesting the RBA may tighten further. In April we saw the signs of M&A activity with a merger in US self-storage and an acquisition in UK Logistics. This shows the re-emergence of private equity capital that has been side lined recently and investor demand remains robust for certain real estate sectors.

Sector Allocation



Underlying Investments

Mirvac Wholesale Office Fund	40.1%
Dexus Wholesale Shopping Centre Fund ¹	28.0%
AMP Capital US Hedged Plus Property Fund	0.1%
CPF Listed Real Estate Portfolio	30.8%
Cash	1.0%

¹ Dexus Funds Management Limited as responsible entity of Dexus Property Trust and Dexus Operations Trust (Dexus) recently acquired the responsible entity AMP Capital Funds Management Limited (Responsible Entity) of AMP Capital Shopping Centre Fund (Fund). Following the acquisition, Dexus intends to change the legal name of the Fund to Dexus Wholesale Shopping Centre Fund, the name of each stapled trust to Dexus Wholesale Shopping Centre Fund I and Dexus Wholesale Shopping Centre Fund II (respectively) and the name of the Responsible Entity to Dexus Capital Funds Management Limited. Dexus has registered the proposed name of the Fund and Responsible Entity with the Australian Securities and Investments Commission. Subject to regulatory filings and approvals, the change of name is expected to be completed in 2023. AMP Capital Investors Limited ("Investment Manager") remains the investment manager of the Fund. Dexus has also recently entered into a conditional agreement to acquire the Investment Manager, with completion of the acquisition expected to occur following receipt of a required regulatory consent.

FUND MANAGER



Damon Mumford is the Fund Manager for the Core Property Fund. Damon has more than 25 years' experience in real estate investment management, valuation, transactions, development feasibility and corporate advisory in Australia and internationally. Damon was previously the Valuation Manager for AMP Capital Real Estate in Australia and New Zealand for seven years and has a detailed knowledge of the real estate market as well as the AMP Capital property portfolio. Furthermore, in his previous role Damon provided commercial and investment advice to the Funds Management, Investment Management and Development Management teams and was a member of the Property Investment Committee.

CONTACT DETAILS

For more information on the Fund including fees, product features, benefits and risks talk to your adviser or call us on 1800 658 404 or visit ampcapital.com.au

The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) is the responsible entity (Responsible Entity) of the AMP Capital Core Property Fund (Fund) and the issuer of the units in the Fund. AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232 497) (AMP Capital) is the investment manager of the Fund and has been appointed by the Responsible Entity to provide investment management and associated services in respect of the Funds. This documentation has been prepared by AMP Capital and has not been prepared by the Responsible Entity. To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) from AMP Capital. The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making an investment decision about the Fund. Neither AMP Capital, the Responsible Entity, nor any of their related body corporates guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. While every care has been taken in the preparation of this document, AMP Capital makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This document has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. Investors should consider the appropriateness of the information in this document, and seek professional advice, having regard to their objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided and must not be provided to any other person or entity without the express written consent of AMP Capital. This document is not intended for distribution or use in any jurisdiction where it would be contrary to applicable laws, regulations or directives and does not constitute a recommendation, offer, solicitation or invitation to invest.

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RESULTS