

AMP CAPITAL CORE PROPERTY FUND - PLATFORM CLASS H

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.

Investor Benefits

- An efficient exposure to real estate with access to Australasian and US unlisted real estate and Australasian and global listed real estate.
- Access to a diversified portfolio providing investors exposure to diverse property sectors and markets.
- Access to institutional grade core real estate assets which are otherwise difficult for individual investors to obtain.
- Access to a low debt fund which allows investors to choose when they invest.
- AMP Capital's specialist real estate knowledge and broad investment expertise.

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 31 October 2022

	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	3.43	-1.98	-4.04	-2.50	0.89	4.56	5.16	7.42	5.70
Total Return – Gross of Fees	3.56	-1.62	-3.33	-1.07	2.23	5.89	6.48	8.75	7.10
Distribution return	-0.03	0.83	2.16	3.92	4.10	4.51	4.39	3.74	4.59

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 October 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 October 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 October 2018

FUND FACTS

APIR	AMP1074AU
Inception date	12 April 2006
Fund Size	\$331.1 million
Management costs*	1.71% p.a.
Distribution frequency	Quarterly
Minimum investment	\$10,000
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.

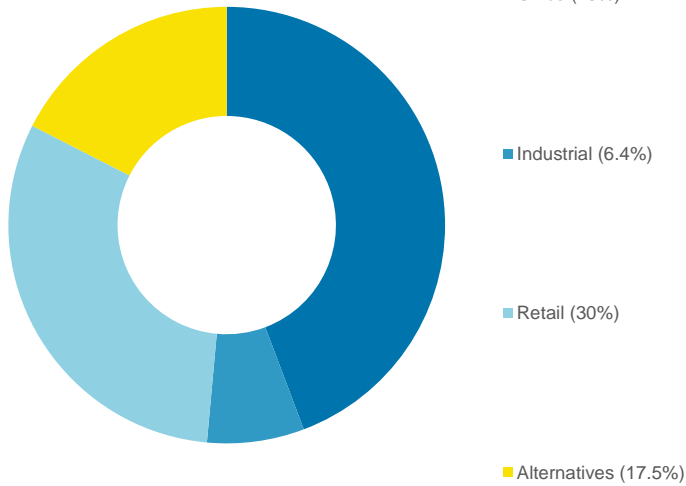
What Happened Last Period

- During October, AMP Capital Core Property Fund (CPF or the Fund) experienced a strong positive return, with gains in both the listed and unlisted portfolios.
- The Fund is in negative territory over the past 12 months, reflecting a challenging period for listed markets; however over 2 years and longer-term horizon of 5 years plus the Fund is showing strong positive returns.
- The unlisted portfolio benefited from positive valuation movements in the Mirvac Wholesale Office Fund (MWOFF) 30 September valuations that were reflected in the October performance figures for CPF.
- The listed component delivered a 6.03% return (before fees), reflecting a rally in listed markets during the October. The rally was assisted by a softening of central bank interest rate stance (Australia), continued strong earning fundamentals in the US and stabilisation of Government and budget concerns in the UK.

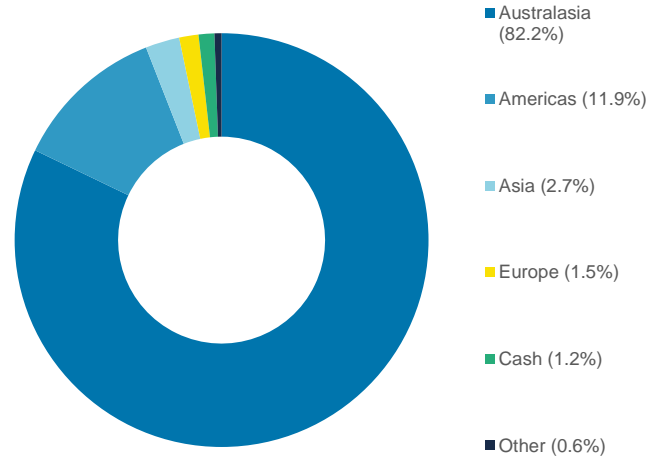
Underlying Investments

Mirvac Wholesale Office Fund	41.9%
AMP Capital Shopping Centre Fund	27.1%
AMP Capital US Hedged Plus Property Fund	0.2%
AMP Capital Listed Real Estate Portfolio	29.6%
Cash	1.2%

Sector Allocation



Regional Allocation



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

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INSIGHTS
IDEAS
RESULTS