

## Financial Services Guide (FSG)

This Financial Services Guide (FSG) is an important document we are required to give you as an Australian financial services licensee. It gives you the following information about AMP Capital Investors Limited ('AMP Capital', 'we', 'us' or 'our'):

- who we are and how we can be contacted
- what services and types of products we are authorised to provide you
- how we and any other relevant parties are paid
- our privacy policy
- how we handle complaints and our dispute resolution procedures.

This FSG relates to financial services we provide to retail clients and is designed to assist you in deciding whether to use any of our financial services.

### Other documents you may receive

Before you can invest in one of our products, you will be provided with a Product Disclosure Statement (PDS) for that product. It is important you read the PDS as it contains information to help you make an informed decision about that product such as:

- the terms and conditions of the product
- any associated costs, fees and charges that we may receive, and
- any significant benefits and risks.

To invest in one of our products you will need to complete the application form attached to the relevant PDS.

### Who are we?

AMP Capital is a specialist investment manager. As a wholly owned subsidiary of AMP Limited, we operate with a pure investment focus, while benefiting from the resources of our parent. We provide a broad range of financial services and products and the combination of our scale, breadth and capability provides investors with access to superior investment opportunities. You can find out more about AMP Capital and AMP by visiting our web sites on [www.ampcapital.com.au](http://www.ampcapital.com.au) and [www.amp.com.au](http://www.amp.com.au).

### How can we be contacted?

If you require any additional information about the operation or management of your product or if you have a concern you can contact Client Services on:

- ▶ T: 1800 188 013 (8.30am – 5.30pm, Sydney time)
- ▶ F: 1800 188 267

AMP Capital Investors

- ▶ Reply Paid 125  
PARRAMATTA NSW 2124  
[privateclients@ampcapital.com](mailto:privateclients@ampcapital.com)

### What financial services and financial products are we authorised to provide to you?

AMP Capital holds an Australian financial services licence that authorises us to carry on a financial services business to wholesale and retail clients. These services include:

1. provide financial product advice for the following classes of financial products
  - derivatives
  - foreign exchange contracts
  - government debentures, stocks or bonds
  - investment life insurance products and any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds
  - interests in managed investments schemes (excluding investor directed portfolio services – IDPS)
  - securities
  - superannuation

## 2. deal in a financial product by:

- issuing, applying for, acquiring, varying or disposing of the following classes of financial products: derivatives, foreign exchange contracts and interests in managed investment schemes (excluding IDPS) and securities
- applying for, acquiring, varying or disposing of the following classes of financial products on behalf of another person: deposit and payment products (basic, non-basic and noncash payment facilities); derivatives; foreign exchange contracts; general insurance products; government debentures, stocks or bonds; investment life products and any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds; interests in managed investments schemes (excluding IDPS); securities, and superannuation
- underwriting interests in managed investment schemes and an issue of securities

## 3. operate registered managed investment schemes as responsible entity – limited to schemes which only hold derivatives, direct real property, financial assets and mortgages and operate IDPS-like schemes, and

## 4. provide custodial or depository services other than IDPS.

We may provide you with general advice in the course of our business. Such advice is not personal advice – it does not take into account your objectives, financial situation and needs.

Because of this you should, before acting on the advice, consider the appropriateness of the advice having regard to your own objectives, financial situation and needs. You should consult your financial adviser if you wish to obtain personal advice.

## How are we paid for the services we provide?

If you invest in one of our products, we will receive remuneration in relation to your investment in that product. This remuneration may include:

- management fees (0–3% per annum of the value of the assets of the relevant product)
- performance fees (if applicable, as specified in the PDS for the relevant product), and
- recoverable expenses (0–0.05% per annum of the value of the assets of the relevant product).

In some cases transaction costs such as buy and sell spreads and transactional and operation costs will apply (if applicable, as specified in the PDS for the relevant product). The constitution of the funds also allows us to receive contribution fees and withdrawal fees, however, we do not currently charge contribution or withdrawal fees on our retail funds.

The remuneration and costs that we will receive for each product is set out in detail in the PDS for that product.

We comply with the Investment and Financial Services Association and Financial Planning Association Joint Code of Practice on Alternative Forms of Remuneration, which requires us to maintain a register to record any material forms of alternative remuneration we may pay or receive. We will provide you with a copy of the register free of charge, on request, by contacting us on **1800 188 013**.

We do not charge you additional fees for any factual information or general advice we provide. However, your financial adviser may charge you fees for providing financial product advice. This will be set out in the separate FSG and/or Statement of Advice (SOA) that you will receive from your financial adviser.

## How are our staff paid?

Our employees and our executive directors receive salaries, incentive bonuses and other benefits from us. Our employees and executive directors do not receive specific payments or commissions for any advice they may provide. The amount of bonuses and other benefits which employees and executive directors are entitled to will depend on various factors, such as the performance of that person during the year, the achievement of set business goals and our overall financial performance. Non-executive directors receive fees (and superannuation) for their services.

## Payments to financial advisers

You may receive advice about our products from financial advisers that do not work for us (although they may work for another licensee in the AMP group).

You may agree with your financial adviser that advice fees will be paid for financial planning services your financial adviser provides for you. These advice fees are additional to the fees set out in this FSG and are paid to your financial adviser, not to us. You and your financial adviser determine the amount of any advice fees and how they will be charged.

Advice fees may be in the form of an investment advice fee, and/or an ongoing advice fee. An investment advice fee is a one-off fixed percentage of your initial and additional application amounts, and is charged when you make your initial investment and each time you make an additional investment. We deduct this fee from each investment amount and forward it to your financial adviser before issuing units in the Fund. An ongoing advice fee is a set percentage of your investment balance, and is paid monthly based on your investment account balance at the end of each month. We deduct this fee monthly from your investment account (by selling the appropriate number of units) and forward it to your financial adviser. You can change the ongoing advice fee at any time by written agreement between you and your financial adviser, and you can cancel the ongoing advice fee at any time.

We may make payments to entities such as dealer groups, platform operators, master trusts and investment administration services in relation to the Fund. These payments are paid by us and are not a cost to you. We may make two types of payments to such entities:

- product access payments (as a flat dollar per annum) for administration and related services, which currently may be an amount of up to \$15,000 per annum (GST inclusive) per platform, and/or
- fund manager payments (based on volumes of business generated) which currently may be an amount of up to 0.3% of amounts invested.

The amount of these payments may change during the life of this FSG. For further information, please refer to the offer document issued by the relevant entity.

Your adviser may also receive payments and/or other benefits from the dealer group or the organisation under which they operate.

Your adviser is required to set out the fees, payments and any other benefits they receive in the FSG and/or SoA that they must give you.

#### Payments to other third parties

We may also make payments or provide other benefits to third parties other than your financial adviser for referring customers to us. This is not a cost to you – we pay this personally.

We may negotiate a rebate of part of the management fee or charge a lower management fee with investors who are wholesale clients for the purposes of Section 761G of the Corporations Act or with AMP staff.

You can ask us for more details about these payments or benefits if you ask for them within a reasonable time after receiving this FSG and before we provide you with any financial services or products.

#### Related parties

We may provide investment management services and products, investment advisory services or act as responsible entity for other companies in the AMP group. We may receive fees, charges or other benefits for acting in these capacities.

#### Providing instructions to us

You can provide instructions to us by phoning, faxing, emailing or writing to us. See 'How we can be contacted' section.

Some of our products may have their own rules about how to provide instructions or carry out certain transactions. Please refer to the product's PDS for these details.

#### Privacy

The privacy of your personal information is important to us. We have systems and processes in place to protect your privacy. We need to collect personal information to administer relationships with our investors, to provide appropriate products and services and to comply with the Anti-Money Laundering and Counter Terrorism Financing Act 2006.

For detailed information on how we handle your personal information please read our Privacy Statement available on our website [www.ampcapital.com.au](http://www.ampcapital.com.au), refer to the relevant PDS or call **1800 188 013**.

#### Compensation and insurance arrangements

We are covered by professional indemnity insurance satisfying the requirements under section 912B of the Corporations Act for compensation arrangements. The insurance is subject to terms and exclusions.

The insurance covers any claims arising from the actions of AMP Capital employees or representatives, even where subsequent to these actions they have ceased to be employed by, or act for us.

You do not have a direct right to claim under this insurance, which is taken out to ensure sufficient resources will be available to meet claims against us.

#### How we handle complaints and our dispute resolution process

If you have a concern or complaint, please contact Client Services. See 'How can we be contacted?' section.

The Client Services team is available to answer your enquiries or complaints and will try to resolve your enquiry or complaint as quickly as possible. We have established procedures to deal with any complaints. If you make a complaint, we will:

- acknowledge its receipt and ensure an appropriate person considers the complaint, and
- respond to you as soon as we can.
- If your complaint cannot be resolved at first contact, we will keep you informed of the progress and aim to give you a full response to your complaint within 10 working days. If the complaint is not resolved by that time, we will keep you advised at regular intervals of the status of your complaint.

If the matter is not resolved to your satisfaction or is not resolved within 45 days, you may wish to contact the Financial Ombudsman Service. The Financial Ombudsman Service (FOS) is independent from us.

You can contact FOS on:

- ▶ T: **1300 78 08 08** (toll free)
- ▶ F: **03 9613 6399**
- ▶ [www.fos.org.au](http://www.fos.org.au)
- ▶ [info@fos.org.au](mailto:info@fos.org.au)
- ▶ **GPO Box 3, Melbourne VIC 3001**

## Contact us

If you would like to know more about how AMP Capital can help you, please visit [ampcapital.com.au](http://ampcapital.com.au), or contact one of the following:

#### Financial Planners

**AMP Capital's Adviser Services  
on 1300 139 267**

#### Personal Investors

**Client Services  
on 1800 188 013**

#### Wholesale Investors

**AMP Capital's Client Service Team  
on 1800 658 404**

Important note: While every care has been taken in the preparation of this document, AMP Capital Investors Limited (ABN 59 001 777 591) (AFSL 232497) makes no representation or warranty as to the accuracy or completeness of any statement in it including, without limitation, any forecasts. Past performance is not a reliable indicator of future performance. 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. An investor should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to the investor's objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided.

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## AMP Capital Core Property Fund

Dated: 15 July 2010

Issued by The Trust Company (RE Services) Limited

ABN 45 003 278 831

AFSL 235150

Investment manager: AMP Capital Investors Limited

ABN 59 001 777 591

AFSL 232497

### Product Disclosure Statement

For personal investors

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## About this Product Disclosure Statement (PDS)

This PDS contains important information about investing in the AMP Capital Core Property Fund (the Fund). Information in this PDS can help you decide if the Fund meets your investment needs and can help you compare the Fund to other funds you may be considering. It is important that you read this PDS and obtain appropriate financial advice before investing in the Fund.

## AMP Capital Core Property Fund

ARSN 114 235 326

APIR code AMP1074AU

Unit class Off-platform Class H

## Important information

The AMP Capital Core Property Fund (the Fund) is a managed investment scheme structured as a unit trust and registered under the Corporations Act 2001 (Cwlth), referred to in this PDS as the 'Corporations Act'.

The Trust Company (RE Services) Limited (the Responsible Entity) is the responsible entity of the Fund and issuer of this Product Disclosure Statement (PDS). The Responsible Entity is wholly owned by The Trust Company Limited (The Trust Company) ABN 59 004 027 749. None of The Trust Company or any of its related bodies corporate (The Trust Company Group), other than the Responsible Entity are responsible for the preparation or issue of this PDS or for any statements or representations made in this PDS.

AMP Capital Investors Limited (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 Fund, including the preparation of this PDS on behalf of the Responsible Entity. No other company in the AMP Group, or any investment manager, is responsible for the preparation of this PDS nor have they made any statements or representations made in this PDS.

AMP Capital has consented to being named as investment manager of the Fund and to the inclusion of the statements made by AMP Capital in this PDS, in the form and context in which they appear. As at the date of this PDS, AMP Capital had not withdrawn this consent. AMP Capital makes all of the statements in this PDS other than references to the Responsible Entity, which are made by The Trust Company (RE Services) Limited.

AMP Capital Brookfield Pty Ltd and BlackRock Asset Management Australia Limited have provided consent to the statements about their respective organisations in this PDS and have not withdrawn that consent prior to the issue of the PDS. AMP Capital Brookfield Pty Ltd and BlackRock Asset Management Australia Limited are not responsible for any other part of this PDS or the issue of this PDS.

In this PDS, AMP Capital or AMP Capital Investors is referred to as 'we' or 'us'.

The Fund is subject to investment risks, which could include delays in repayment, and loss of income and capital invested. No company in the AMP Group, The Trust Company Group, or any investment manager assumes any liability to investors in connection with investment in the Fund, or guarantees the performance of our obligations to investors or that of the Responsible Entity, the performance of the Fund or any particular rate of return. The repayment of capital is not guaranteed. Investments in the Fund are not deposits or liabilities of any company in the AMP Group, The Trust Company Group, or of any investment manager.

Where the Fund has more than 100 unitholders it is subject to regular reporting and disclosure obligations under the Corporations Act. Copies of documents lodged with the Australian Securities and Investments Commission (ASIC) in relation to the Fund may be obtained from, or inspected at, an ASIC office or can be obtained by contacting us on 1800 188 013. These documents may include:

- the Fund's annual financial report most recently lodged with ASIC, and
- the Fund's half year financial report lodged with ASIC (after the lodgment of the annual financial report and before the date of this PDS).

Where the Fund has continuous disclosure obligations, we will meet those obligations by publishing material information online at [www.ampcapital.com.au](http://www.ampcapital.com.au).

The offer in this PDS is available only to eligible persons as set out in this PDS, who receive the PDS (including electronically) within Australia. We can only accept applications signed and delivered from within Australia. We cannot accept cash.

This offer is subject to the terms and conditions described in this PDS. AMP Capital and the Responsible Entity reserve the right to change these terms and conditions (see 'Changes to the information in this PDS' on page 23) and to refuse or reject an application.

Unless otherwise specified, all dollar amounts in this PDS are Australian dollars.

The information in this PDS is of a general nature only and does not take into account your personal objectives, financial situation or needs. Consequently, you are encouraged to obtain appropriate financial advice before investing, and to consider how appropriate the Fund is to your objectives, financial situation and needs.

# About AMP Capital Investors

AMP Capital Investors is a specialist investment manager with over \$96 billion in funds under management\*.

As a wholly owned subsidiary of AMP Limited, we operate with a pure investment focus, while benefiting from the resources of our parent. With over 200 in-house investment professionals\* and a carefully selected global network of investment partners, we offer significant depth and breadth of investment expertise.

Increasingly, delivering superior returns to our clients involves looking beyond traditional techniques, to a new generation of investment portfolios. This involves the blending of any number of inputs such as securities, asset classes, geographic regions, styles and even managers to seek to obtain the optimal risk and return outcomes. To do this well requires real depth of in-house investment expertise, a business philosophy open to partnering, and specialist capabilities designed to integrate and maximise the two.

At AMP Capital we have specialist investment teams across a diverse range of disciplines. Each team focuses on searching out and creating the best investment outcomes for our clients. We also collaborate with like-minded investment specialists around the world, leveraging our joint expertise to create new investment opportunities.

Our investment approach is characterised by three distinctive capabilities:

- **Great investment research** Our specialist investment teams interact, sharing knowledge and insights to gain multiple perspectives. This diversity of thought allows us to see things differently and discover new ways to capitalise on the inefficiencies in the market. Most importantly, we make use of our research findings to add value to our clients' portfolios.
- **Deal sourcing** Our scale, brand and relationships give us a competitive edge in deal sourcing and origination. Strong networks and industry contacts, combined with our reputation and experience, provide access to scarce assets. This opens up new and different investment opportunities for our clients.
- **Portfolio construction and packaging** The new generation of investment portfolios demand increasingly complex portfolio construction decisions. With this in mind, we have developed proprietary skills and processes that allow us to select and blend a wide range of investment inputs, from individual securities to the right investment partner. We use these skills to meet the diverse risk return objectives of our clients.

Underpinning these capabilities are our people. We seek to attract the best people, invest in their ongoing professional development, and ensure their interests are clearly aligned with those of our clients.

The combination of our scale, breadth and capability provides access to superior investment opportunity. Reliably, consistently, repeatedly.

\* As at 31 March 2010



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# Access to a strategic mix of Australian and global direct property and Australian and global listed property securities.

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## The Trust Company (RE Services) Limited

The Trust Company (RE Services) Limited (the Responsible Entity) is the responsible entity of the Fund and holds Australian Financial Services Licence number AFSL 235150. The responsible entity's powers, rights and liabilities in relation to the Fund are governed by the Corporations Act and the Fund's constitution.

Under the Corporations Act and the Fund's constitution, The Trust Company (RE Services) Limited as responsible entity for the Fund is required to act in the best interest of unitholders by protecting unitholder rights, have a Compliance Committee established to perform those obligations set out under the Act and undertake all other prescribed obligations.

The relationship between the Responsible Entity and AMP Capital is governed by an investment management agreement. Under the agreement, AMP Capital is engaged as an agent of the Responsible Entity to perform, amongst other things, promotional activities, investment management and various administrative activities in relation to the Fund.

The Trust Company (RE Services) Limited is ultimately wholly owned by The Trust Company Limited (The Trust Company) and has acted as responsible entity for numerous registered managed investment schemes. The Trust Company (RE Services) Limited has substantial expertise and experience in acting as responsible entity.

The Trust Company is one of Australia's longest serving financial services organisations with over 120 years of experience and provides a wide range of financial services through its two divisions: Personal Services and Corporate Services.

For individuals and financial intermediaries, The Trust Company offers wealth transfer planning, trust lifestyle care, personal injury, funds management, financial planning and philanthropy services. For institutions and corporations, The Trust Company offers property and infrastructure custody, responsible entity, superannuation trustee services, and structured finance services.

To find out more, visit [www.thetrustcompany.com.au](http://www.thetrustcompany.com.au), telephone (02) 8295 8100 or write to GPO Box 4270, Sydney NSW 2001.

# About the AMP Capital Core Property Fund

The AMP Capital Core Property Fund provides access to a strategic mix of Australian and global direct property and Australian and global listed property securities, giving investors a single property solution for their investment portfolios.

## Overview

Through a single fund, the AMP Capital Core Property Fund provides access to property investment opportunities that may otherwise be difficult to obtain. By investing in a strategic mix of Australian and global direct property and Australian and global listed property securities, the Fund gives investors a single property solution for their investment portfolios.

The Fund aims to provide a total return (income and capital growth), while managing risk through diversification across different types of property investments. Diversification can generate a better risk/return profile than would be achieved by investing in a single region or property type, as the various types of property perform differently under their individual economic and market conditions.

Target allocations for the Fund are as follows:

- 50% to Australian and global direct property
- 25% to Australian listed property securities, and
- 25% to global listed property securities.

The Fund structure diagram on page 8 shows how your investment in the AMP Capital Core Property Fund provides access to a strategic mix of Australian and global direct property and Australian and global listed property securities.

## Australian and global direct property

The Fund has a 50% target allocation to Australian and global direct property, held either directly by the Fund, or accessed indirectly through the Fund's investment in underlying direct property funds. Selected properties must demonstrate sustainable rental returns and show good prospects for capital growth, and are chosen from sectors that may include office, retail and industrial. In the future the Fund may invest in other funds and property directly.

## Australian listed property securities

The Fund's 25% allocation to Australian listed property securities is achieved by investing in an index fund that aims to closely track the S&P/ASX 300 A-REIT Accumulation Index.

## Global listed property securities

The Fund's 25% allocation to global listed property securities is achieved by investing in a global fund, managed by regional specialists based in Australia, North America, Europe and Asia.

See 'Our investment approach' on page 6 for information about the funds through which the AMP Capital Core Property Fund accesses the Australian and global property markets.

## At a glance

<b>Investment objective</b>	To provide total returns (income and capital growth) after costs and before tax, above the Fund's performance benchmark on a rolling 3 year basis.
<b>Performance benchmark</b>	Weighted return of the indices listed below (using the weightings indicated): <ul style="list-style-type: none"> <li>• Mercer/IDP Australian Pooled Property Fund Index – 50%</li> <li>• S&amp;P/ASX 300 A-REIT Accumulation Index – 25%</li> <li>• UBS Global Real Estate Investors Index – 25%</li> </ul>
<b>Suggested minimum investment timeframe</b>	5 years
<b>Who can invest?</b>	<ul style="list-style-type: none"> <li>• Individual and joint investors 18 years of age or over</li> <li>• Partnerships</li> <li>• Companies</li> <li>• Trusts</li> <li>• Superannuation funds</li> </ul>
<b>Minimum investment amounts</b>	<p>Initial – \$30,000</p> <p>Additional – \$5,000</p> <p>Regular investment plan – \$500 per month</p>
<b>Management costs</b>	<ul style="list-style-type: none"> <li>• Management fee – 1.4% pa</li> <li>• Recoverable expenses – 0.02% pa estimate</li> <li>• Performance fee may apply – up to 20% (exclusive of GST) of the Fund's outperformance</li> </ul> <p>See the 'Fees and other costs' section of this PDS for other fees and costs that may apply and a worked example of management costs that may be payable in a year.</p> <p>The total amount of fees you will pay will vary depending on the total value of your investment.</p>
<b>Distribution frequency</b>	The Fund aims to pay distributions quarterly (see 'Distributions' on page 11).
<b>Withdrawals</b>	<p>Withdrawal requests are generally processed monthly according to specified withdrawal dates. Where the amount of funds available for meeting withdrawal requests is not sufficient to fully meet all withdrawal requests relating to a specified withdrawal date, withdrawal amounts will be reduced on a pro-rata basis.</p> <p>The unmet portion of any withdrawal request will be cancelled. We aim to process the payment of withdrawal requests within 10 business days of each specified withdrawal date, but may take longer in certain circumstances as is allowed under the Fund's constitution.</p> <p>See 'Risks of investing' on page 12 and 'Accessing your money' on page 24.</p>
<b>ASIC disclosure principles</b>	ASIC has released eight disclosure principles to assist investors in comparing risks and returns across investments in the unlisted property sector (see 'Fund Profile' on page 8).

See the 'Fund profile' section of this PDS for more detailed information about the Fund.

## Benefits of investing in the Fund

For investors seeking exposure to a diversified property portfolio within a single fund, the AMP Capital Core Property Fund provides:

- access to Australian and global direct property and Australian and global listed property securities,
- diversification opportunities across different types of property sectors, in different types of markets
- property investment opportunities that may otherwise be difficult to access and could require a large capital outlay
- access, through a single fund, to the investment expertise of direct and listed property specialists in Australia, North America, Europe and Asia, and
- access to the broader property experience and resources of AMP Capital.

## Investment risks

All investing involves risk, and you should consider investment risks before making an investment decision. The key risks of investing in the Fund include or are associated with:

- share market investments – the value of the Fund's listed securities may decrease as a result of adverse share market movements
- property investments – these types of investments are generally considered illiquid
- liquidity – potential significant delays in processing withdrawal requests, dependent on the amount of funds made available to meet requests, and
- international investments – including exchange rate loss and the risk that political or economic climates may change without notice.

Risks of investing specific to the Fund may also include or be associated with:

- gearing, and
- interest rates.

The 'Risks of investing' section of this PDS provides further information about the risks noted above, as well as information about other investment risks of which you should be aware.

## Further information

If you have questions about investing in the AMP Capital Core Property Fund or require further information, please contact our Client Services team on 1800 188 013 between 8.30am and 5.30pm Sydney time, Monday to Friday.

Further information about the Fund is also available online at [www.ampcapital.com.au](http://www.ampcapital.com.au). This information includes performance reports. When reading Fund performance information, please note that past performance is not a reliable indicator of future performance and should not be relied on when making a decision about investing in the Fund.

# Our investment approach

## The Fund's investments

The Fund invests in Australian and global direct property (either held directly by the Fund or accessed indirectly through the Fund's investment in underlying direct property funds) and Australian and global listed property securities (accessed through underlying funds).

The Fund's assets at 31 May 2010 are shown below. Each of the assets, excluding cash, has been chosen for their focus on a specific type of property investment:

- Australian and global direct property
  - AMP Capital Shopping Centre Fund – 16%
  - AMP Capital Wholesale Office Fund – 27%
  - AMP Capital Hedged Global Direct Property Fund – 3%

In the future the Fund may invest in other underlying Australian or global direct property funds, or invest directly into property.

- Australian listed property securities
  - BlackRock Wholesale Indexed Australian Listed Property Fund – 25%
- Global listed property securities
  - AMP Capital Global Property Securities Fund – 28%
- Cash – 1%

The Fund's primary focus is to invest in AMP Capital managed funds; however the Fund may also invest in other financial products such as other managed funds and securities where it is consistent with the Fund's investment objectives.

For further information about the Fund's diversified portfolio, see 'ASIC disclosure principles for the AMP Capital Core Property Fund' online at [www.ampcapital.com.au](http://www.ampcapital.com.au) (go to the Fund page).

The Fund's investments may change from time to time, and are updated regularly online at [www.ampcapital.com.au](http://www.ampcapital.com.au). These updates can also be obtained by contacting us.

## Investment in Australian and global direct property

The Fund's exposure to Australian and global direct property is currently held through the underlying direct property funds noted below.

### The AMP Capital Shopping Centre Fund

The AMP Capital Shopping Centre Fund is a registered managed investment scheme structured as an Australian unit trust of which we are the responsible entity. This fund offers investors access to an established portfolio of prime shopping centre properties in Australia and New Zealand, diversified by retail subsector, location and length of lease.

This fund is designed to deliver consistent performance through:

- stable income streams from property leases, and
- capital growth that can result from a demand for quality retail complexes.

The AMP Capital Shopping Centre Fund has a history of high occupancy rates and stable income streams which is supported by leases to some of the major retailers in Australia and New Zealand.

### The AMP Capital Wholesale Office Fund

The AMP Capital Wholesale Office Fund is an unregistered managed investment scheme structured as an Australian unit trust of which we are the trustee. This fund's current portfolio includes Australian office properties, diversified by tenant type and location, with high exposure to premium properties within the Sydney CBD. Many of these CBD properties are secured under long term lease arrangements to high profile tenants. There is also the potential for the capital growth that can result from an increased demand for quality CBD office accommodation.

### **The AMP Capital Hedged Global Direct Property Fund**

The AMP Capital Hedged Global Direct Property Fund is currently an unregistered managed investment scheme structured as an Australian unit trust of which we are the trustee. This fund was set up to facilitate investment by Australian investors, with the fund's income and capital hedged back to Australian dollars to minimise foreign exchange risk.

This fund invests in a strategic mix of international direct property assets in Europe, North America and Asia. These assets are diversified across the office, retail, industrial and residential sectors. This fund's strategy is to invest in assets that are considered to have secure and low risk cash flows over the medium to longer term. This fund will also consider investing in assets that have the potential, through active asset management, to achieve secure and low risk cash flows over the medium to long term. No speculative property development will be considered.

### **Investment in Australian listed property securities**

The Fund's investment in Australian listed property securities is through the BlackRock Wholesale Indexed Australian Listed Property Fund. This fund is a registered managed investment scheme structured as an Australian unit trust, managed by BlackRock Asset Management Australia Limited. This fund takes an indexed approach to investing in Australian listed property securities, with the objective of closely tracking the S&P/ASX 300 A-REIT Accumulation Index.

### **Investment in global listed property securities**

The Fund's access to global listed property securities is through the AMP Capital Global Property Securities Fund. The AMP Capital Global Property Securities Fund is a registered managed investment scheme structured as an Australian unit trust, of which we are the responsible entity. This fund invests in property securities listed on share markets around the world, with managers based in Sydney, Chicago, Hong Kong and London. These Australian, North American, Asian and European regional specialists understand local dynamics and the issues affecting property investments in their regions, allowing them to identify property investment opportunities at a regional level.

In normal circumstances, the AMP Capital Global Property Securities Fund's international investments are hedged back to Australian dollars, with the aim of minimising the volatility of investment returns due to currency fluctuations.

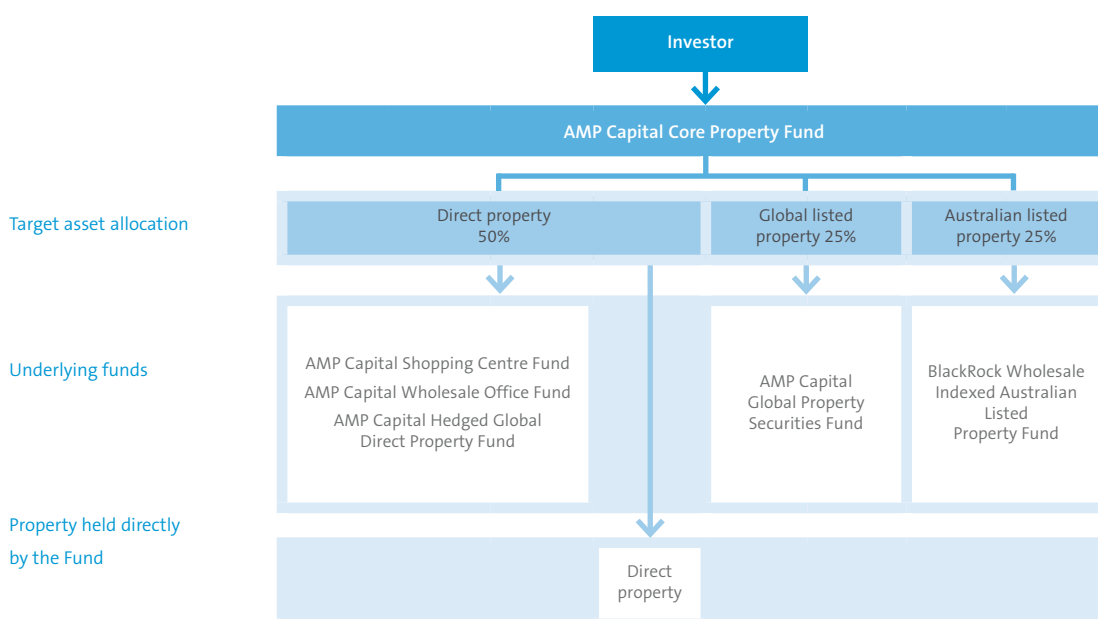
### **Further information**

Information about our investment approach for the AMP Capital Core Property Fund can be obtained online at [www.ampcapital.com.au](http://www.ampcapital.com.au) or by contacting us. This information is updated regularly online and includes the Fund's asset allocations, and market and Fund commentary.

# Fund profile

## Fund structure

This diagram shows how your investment in the AMP Capital Core Property Fund provides you with access to a strategic mix of Australian and global direct property and Australian and global listed property securities.



Currently, the Fund does not invest directly into property, but may do so in the future.

## Asset allocation

Asset allocations for the Fund are shown in the table below. Asset allocations are expressed as a percentage of assets and may change from time to time. The actual asset allocations will be affected by the availability and volume of suitable direct property investment opportunities. Consequently, the actual asset allocations may vary significantly from the target allocations.

Asset allocations are updated regularly online at [www.ampcapital.com.au](http://www.ampcapital.com.au). These updates can also be obtained by contacting us.

Asset allocation	Targeted asset allocation	Actual asset allocation range
Australian and global direct property (either held directly or accessed indirectly through underlying direct property funds)	50%	30 – 70%
Australian listed property securities	25%	30 – 70%
Global listed property securities	25%	
Cash	–	0 – 10%

The combined total exposure to direct property and listed property investments outside of Australia will be in the strategic range of 20% to 70%.

## Investment managers

### Australian and global direct property

The AMP Capital Shopping Centre Fund, AMP Capital Wholesale Office Fund, and the AMP Capital Hedged Global Direct Property Fund are all managed by AMP Capital Investors Limited.

### Australian listed property securities

The BlackRock Wholesale Indexed Australian Listed Property Fund is managed by BlackRock Asset Management Australia Limited.

### Global listed property securities

The AMP Capital Global Property Securities Fund is managed by AMP Capital Brookfield Pty Ltd, a globally integrated real estate securities manager with offices located in the following key regions:

- Asia – Hong Kong
- Australia – Sydney
- Europe – London, and
- North America – Chicago.

A list of investment managers and underlying funds is updated regularly online at [www.ampcapital.com.au](http://www.ampcapital.com.au). This list can also be obtained by contacting us. Investment managers and underlying funds can be reviewed, replaced and added without prior notice to you.

## ASIC disclosure principles

ASIC has released eight disclosure principles to assist investors in comparing risks and returns across investments in the unlisted property sector. The information below provides an overview of the eight disclosure principles.

Further information on how these principles apply to the Fund is contained in the 'ASIC disclosure principles for the AMP Capital Core Property Fund'. This document should be read in conjunction with a current PDS for the Fund, and is available online at [www.ampcapital.com.au](http://www.ampcapital.com.au) (go to the Fund page), or can be obtained free of charge, on request.

1. Gearing ratio – indicates the extent to which an unlisted property trust is funded by debts (liabilities) (also see 'Gearing' in this section).
2. Interest cover – indicates an unlisted property trust's ability to meet interest payments from its earnings.
3. Fund borrowing – information about an unlisted property trust's borrowings (also see 'Gearing' in this section).
4. Portfolio diversification – information about an unlisted property trust's direct property portfolio diversification (also see 'Our investment approach' on page 6).
5. Valuations – information about an unlisted property trust's direct property valuation policy, including how often assets are valued.
6. Related party transactions – information about transactions involving parties that have a close relationship with the investment manager.
7. Distributions – information about an unlisted property trust's distribution sources (also see 'Distributions' on page 11).
8. Withdrawal arrangements – information about an investor's withdrawal rights from an unlisted property trust, and any withdrawal conditions (also see 'Accessing your money' on page 24).

## Derivatives

The Fund may use derivatives such as options, futures and swaps with the aims of:

- increasing or reducing exposure to markets, relative to the underlying physical holdings and subject to the Fund's investment guidelines
- protecting against risks such as unfavourable changes in an investment's price brought about by, for example, changes in interest rates, credit risk, equity prices, currencies or other factors
- enhancing returns by taking advantage of favourable mispricings within a market, as a cost-effective alternative to purchasing physical assets, and
- implementing the Fund's investment objectives.

Underlying funds in which the Fund invests may also use derivatives.

We impose restrictions on the use of derivatives within the Fund and monitor the implementation of these restrictions in accordance with the AMP Capital Derivative Risk Statement, which can be obtained by contacting us.

### Swaps

A swap, which is also a form of derivative, may be an interest rate, currency or equity exchange involving two parties. For example, under an interest rate swap one party is obliged to pay the fixed interest rate to the other party in return for receiving the floating interest rate. Over the long term the Fund may use swaps as part of its investment strategy.

## Gearing

The Fund may use gearing (borrowing against the Fund's assets) to acquire assets or meet its short term liquidity needs. The gearing level is restricted, however, to a maximum of 30% of the Fund's gross asset value at the time of borrowing.

Underlying funds that invest in Australian and global direct property may also use gearing (including the use of derivatives) as part of their investment strategies. Typically the level of gearing used by underlying funds will be between 20% – 50%.

Over the longer term the gearing level of the Fund is expected to be approximately 16% of the Fund's gross asset value. The 16% includes any gearing used in both the Fund and underlying funds.

The Fund will be managed such that the risks characteristics of the Fund are consistent with the investment objectives of the Fund.

For further information see 'ASIC disclosure principles for the AMP Capital Core Property Fund' online at [www.ampcapital.com.au](http://www.ampcapital.com.au) (go to the Fund page).

## Currency management

In normal circumstances, the Fund's international investments, whether direct or through underlying funds, are hedged back to Australian dollars, with the aim of minimising the volatility of investment returns due to currency fluctuations.

## Ethical policy

The Fund does not take into account labour standards or environmental, social or ethical considerations when selecting, retaining or realising investments. Decisions made by us and the Fund's current underlying fund managers about whether to buy, hold or sell investments are based primarily on economic and investment factors, with environmental, social and ethical considerations and labour standards taken into account only where they may be seen to have a material impact on the value of an investment. Any additional or replacement investment managers of underlying funds appointed may take these matters into account.

# Distributions

The Fund aims to pay distributions quarterly.

You should be aware that although the Fund's objective is to pay distributions quarterly, the amount of each distribution may vary or no distribution may be payable in a quarter.

Unit prices will normally fall after the end of each distribution period. Consequently, if you invest just before the end of a distribution period, some of your capital may be returned to you as income in the form of a distribution.

Distributions paid are based on the income earned by the Fund and the number of units you hold at the end of the distribution period. For example, if you held 50,000 units in the Fund, and the Fund paid a distribution of \$0.02 per unit for a quarter, you would receive \$1,000 (that is, 50,000 units x \$0.02 per unit). Please note that the distribution rate will vary for each distribution.

For further information see 'ASIC disclosure principals for the AMP Capital Core Property Fund' online at [www.ampcapital.com.au](http://www.ampcapital.com.au) (go to the Fund page).

## Payment of distributions

You can choose to have distributions:

- paid directly into your current nominated account, or
- reinvested in the Fund

by indicating your selection on your application form. If no selection is made, distributions will be reinvested.

## Reinvestment

The issue price for reinvested distributions is determined by the net asset value (adjusted by any distribution payable) and the number of units on issue in the unit class as at the last day of the distribution period. No buy spread is applied to reinvested distributions.

# Risks of investing

## All investing involves risk

Generally, the higher the expected return, the higher the risk.

Whilst the Fund is managed with the aim of providing competitive investment returns against the Fund's performance benchmark and protecting against risk, you should be aware that the Fund is subject to investment risks, which could include delays in repayment, the non-payment of distributions and loss of capital invested.

Investment risks can affect your financial circumstances in a number of ways, including:

- Your investment in the Fund may not keep pace with inflation, which would reduce the future purchasing power of your money.
- We may not be able to achieve the stated aims and objectives of the Fund.
- The amount of any distribution you receive from the Fund may vary or be irregular, which could have an adverse impact if you depend on regular and consistent distributions to meet your financial commitments.
- Your investment in the Fund may decrease in value, which means you may get back less than you invested.

The value of your investment in the Fund may be affected by the risks listed in this section and by other risks or external factors such as the state of the Australian and world economies, consumer confidence and changes in government policy, taxation and other laws.

As the risks noted in this section do not take into account your personal circumstances, you should consider the information provided in 'Making an investment decision' at the end of this section, before making a decision about investing or reinvesting in the Fund.

## Risks specific to the Fund

### Share market investments

The value of the Fund's listed securities may decrease as a result of adverse movements in Australian and international share markets.

Share market investments have historically produced higher returns than cash or fixed interest investments over the long term. However, the risk of capital loss exists, especially over the shorter term. Specific risks relating to individual companies include disappointing profits and dividends, and management changes.

### Property investments

- The returns from property investments may fluctuate from year to year, which means the stability of your capital investment in the Fund is not guaranteed.
- The Fund's direct property investments are generally considered illiquid, which means that immediate access to your capital investment in the Fund is not guaranteed.
- Prevailing market conditions and the demand for new investments may limit your opportunity to transfer your units.
- The Fund's returns may be affected by factors such as the quality of underlying properties, geographic location, demand in the market place by investors for property, the demand by tenants for commercial space, rental income levels, the supply of new commercial space and the cost of debt.

### Liquidity

Liquidity refers to the ease with which an asset can be traded (bought and sold) in the marketplace at its current value. An asset subject to liquidity risk may be more difficult to trade and it may take longer for the full value to be realised.

A drop in the liquidity level of the Fund increases the risk that the amount of cash available to the Fund to meet withdrawal requests may be reduced. This could result in the part or non-payment of withdrawal amounts.

Direct property assets:

- may take longer to realise than more liquid assets such as listed securities,
- may be difficult to sell, and
- their value may not be fully recoverable in the event of a sale.

See 'Accessing your money' on page 24 for details about the conditions that apply to withdrawals from the Fund, including:

- the length of time the Fund may take to pay a withdrawal request, and
- where withdrawals may be suspended if the Fund ceases to be liquid or in other circumstances.

#### International investments

- Currency exchange rates – where the Fund's investments are located overseas, the relative strength or weakness of the Australian dollar against other currencies may influence the value of, or income from, an investment.
- Less protection under laws outside of Australia – the laws under which assets located outside of Australia operate may not provide equivalent protection to that of Australian laws.

#### Gearing

Gearing has the effect of magnifying the Fund's returns, both positive and negative, which means that the risk of loss of capital may be greater than if gearing did not take place. Additionally, increases in interest rates may affect the cost of the Fund's borrowings and so reduce the Fund's returns.

#### Interest rates

Cash and fixed income investments will be impacted by interest rate movements. While capital gains may be earned from fixed income investments in a falling interest rate environment, capital losses can occur in a rising interest rate environment. The risk of capital gain or loss tends to increase as the term to maturity of the investment increases.

#### Derivatives

There are risks of losses to the Fund through the use of derivatives, and where derivatives are used by underlying funds in which the Fund invests. These risks include the risks that:

- the value of a derivative may not move in line with the value of the underlying asset
- a derivative position cannot be reversed
- losses may be magnified, and
- the party on the other side of a derivative contract may default on payments.

#### Other risks

Other risks of investing may apply and you should seek appropriate advice before investing.

#### Making an investment decision

As the risks noted in this section do not take into account your personal circumstances, you should consider the following before making a decision about investing or reinvesting in the Fund:

- **Obtain professional advice** to determine if the Fund suits your investment objectives, financial situation and particular needs.
- **Read a current AMP Capital Core Property Fund PDS.**
- **Consider the minimum investment timeframe** for the Fund.
- **Regularly review** your investments in light of your investment objectives, financial situation and particular needs.



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Aims to **provide**  
**regular income**  
and capital  
growth while  
managing  
risk through  
**diversification**  
**across property**  
**investments.**



## Fees and other costs

### **DID YOU KNOW?**

Small differences in both investment performance and fees and costs can have a substantial impact on your long term returns.

For example, total annual fees and costs of 2% of your fund balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower contribution fees and management costs where applicable. Ask the fund or your financial adviser.

### **TO FIND OUT MORE**

If you would like to find out more, or see the impact of fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC)** website ([www.fido.asic.gov.au](http://www.fido.asic.gov.au)) has a managed investment fee calculator to help you check out different fee options.

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from your investment account, from the returns on your investment or from the Fund assets as a whole.

Taxes are set out on page 18 of this PDS.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

Table 1

Type of fee or cost	Amount	How and when paid
<b>Fees when your money moves in or out of the Fund</b>		
<b>Establishment fee</b> The fee to open your investment.	Nil	Not applicable
<b>Contribution fee</b> The fee on each amount contributed to your investment.	Nil	Not applicable
<b>Withdrawal fee</b> The fee on each amount you take out of your investment.	Nil	Not applicable
<b>Termination fee</b> The fee to close your investment.	Nil	Not applicable
<b>Management costs</b>		
The fees and costs for managing your investment.	<b>Management fee</b> 1.4% pa	Calculated daily on the gross assets of the Fund. Paid to us monthly out of the Fund's assets and reflected in the unit price.
	<b>Recoverable expenses</b> 0.02% pa estimate	Paid to us out of the Fund's assets once the expense is incurred, and reflected in the unit price.
	<b>Performance fee</b> A performance fee may be payable on the Fund's investment in the AMP Capital Hedged Global Direct Property Fund. A performance fee may also be payable on other underlying funds in which the Fund invests in the future. Any performance fee payable is up to 20% (exclusive of GST) of the outperformance above the relevant performance benchmark index (See 'Performance fees' in this section).	Paid when relevant underlying funds achieve specific investment performance targets. Paid out of the assets of the underlying funds and reflected in the unit price.
<b>Service fees*</b>		
<b>Investment switching fee</b> The fee for changing funds.	Nil	Not applicable

**\* Important**

Advice fees agreed between you and your financial adviser, and other service fees, may apply to your investment in the Fund through this PDS. Advice fees may be in the form of an investment advice fee and/or an ongoing advice fee.

Please refer to 'Payments to your financial adviser' in this section for information about the advice fees that may be payable.

'Additional explanation of fees and costs' in this section provides information about other fees such as buy and sell spreads that may also apply to your investment in the Fund.

## Additional explanation of fees and costs

### Management costs

Management costs are made up of a management fee, recoverable expenses and a performance fee. Any management fees, recoverable expenses and performance fees charged by underlying funds are included in the management costs in Table 1; they are not an additional cost to you.

### Management fee

The management fee is charged on the value of the gross assets of the Fund. When calculating the value of the gross assets of the Fund for this purpose, we may value any units held by the Fund in underlying funds by reference to the gross assets of the underlying funds (that is, disregarding the value of any borrowings, other liabilities or provisions in those underlying funds) rather than the net asset value.

The Trust Company (RE Services) Limited is paid for its services as the responsible entity out of the management fee shown in Table 1.

### Recoverable expenses

The Fund's constitution entitles the Responsible Entity to be reimbursed from the Fund for any expenses incurred in relation to the proper performance of its duties, and we may recover these expenses on behalf of the Responsible Entity.

We may also recover other expenses relating to the operation of the Fund. These expenses include but are not limited to audit and legal fees, tax and accounting services, custody, administration and registry services and the cost of preparing disclosure documents. Internal expenses we incur in connection with these matters may also be recovered from the Fund. Recoverable expenses are included in the management costs in Table 1. The recoverable expenses incurred by the Fund will not exceed 0.05% per annum.

### Performance fee

Performance fees are only payable when certain investment managers meet specific performance targets (see 'Performance fees' in this section).

### Maximum fees

The maximum fees that can be charged under the Fund's constitution are:

- Contribution fee – 5% of the application amount. We currently do not charge a contribution fee.
- Withdrawal fee – 5% of the withdrawal amount. We currently do not charge a withdrawal fee.
- Management fee – 3% per annum of the value of the assets of the Fund. We currently charge a management fee of 1.4% per annum.

### Buy and sell spreads

Investments and withdrawals may incur buy and sell spreads, which are designed to ensure, as far as practicable, that any transaction costs incurred as a result of an investor entering or leaving the Fund are borne by that investor, and not other investors.

Buy and sell spreads are calculated as a pre-determined estimate of the average of the costs the Fund may incur when buying or selling assets. They will be influenced by our experience of the costs involved in trading these assets or the costs that the Fund has actually paid, and will be reviewed whenever necessary to ensure they remain appropriate.

Buy and sell spreads are additional to the fees noted in Table 1 and are retained within the Fund; they are not fees paid to us, the Responsible Entity or any of the underlying investment managers in the Fund.

The buy spread (currently 0.17%) is taken out of application amounts. The sell spread (currently 0.17%) is taken out of withdrawal amounts. This means that an investment of \$50,000 would incur a buy spread of \$85, and a withdrawal of \$50,000 would incur a sell spread of \$85.

### Other costs

#### Transactional and operational costs

Transactional and operational costs associated with dealing with the Fund's assets may be recovered from the Fund in addition to the fees noted in Table 1. Transactional and operational costs may include transactional brokerage, stamp duty, international sub-custody fees, and the buy and sell spreads of any underlying fund. These costs will differ according to the type of assets in the Fund, and will be paid out of the Fund.

#### Costs related to a specific asset or activity to produce income

The Fund may also incur costs (related to a specific asset or activity to produce income) that an investor would incur if they invested directly in a similar portfolio of assets, for example the costs of gearing. These costs will be paid out of the Fund and are additional to the fees noted in Table 1.

#### Liabilities properly incurred

The Fund's constitution entitles the Responsible Entity to be indemnified from the Fund when acting in good faith and in the proper performance of its duties.

#### Changes to fees and costs

Any of the existing fees can be changed without the consent of investors. However, we will give investors 30 days written notice of any intention to:

- increase the existing fees, expenses or recovery of expenses, or
- introduce withdrawal fees.

We may also introduce or increase other fees at our discretion. This may occur where increased charges are incurred due to government changes to legislation, increased costs, significant changes to economic conditions, or where third parties impose or increase processing charges. However, we currently do not foresee any reason why the fees noted in Table 1 would be increased.

#### Tax

Unless otherwise stated, the fees shown in Table 1 are inclusive of Goods and Services Tax (GST) and any applicable stamp duty, less reduced input tax credits. The benefits of any tax deductions, including additional input tax credits for GST, are passed on to investors in the form of reduced fees or costs.

For information about the tax implications of investing in the Fund, see the 'Tax and social security' section of this PDS.

#### Differential fees

We may negotiate a rebate of part of the management fee or charge a lower management fee with investors who are wholesale clients for the purposes of Section 761G of the Corporations Act or with AMP staff. Further information can be obtained by contacting us.

#### Alternative forms of remuneration

We comply with the Investment and Financial Services Association and Financial Planning Association Joint Code of Practice on Alternative Forms of Remuneration, which requires us to maintain a register to record any material forms of alternative remuneration we may pay or receive. We will provide you with a copy of the register free of charge, on request.

#### Other payments

We may make payments such as online brokerage payments, to other parties in relation to your investment in the Fund. These costs are paid out of the management costs; they are not an additional cost to you.

#### Performance fees

A performance fee may be payable on the Fund's investment in the AMP Capital Hedged Global Direct Property Fund. Any performance fee payable is up to 20% (exclusive of GST) of the outperformance above the relevant performance benchmark index.

This fund invests in the direct property asset sector, for which there is no single, generally accepted standard performance benchmark index. The performance benchmark index for the direct property asset sector has regard to the region and type of direct property acquired.

The AMP Capital Hedged Global Direct Property Fund's current benchmark is a composite index having regard to the region and type of direct property acquired. Additional performance benchmarks may be applicable to any single underlying fund.

A performance fee may be incurred irrespective of the AMP Capital Core Property Fund's overall performance.

Performance fees are generally calculated weekly throughout the performance period. If the performance fee is positive, this will accrue in the unit price.

A performance fee may also be payable on other underlying funds in which the Fund invests in the future.

Further details on current benchmark indices and performance fee rates can be obtained by contacting us.

#### Performance fee example

If you invested \$50,000 in the Fund, and each underlying investment manager with a performance fee incentive outperforms its performance benchmark index by 1% in a year, the cost to you would be \$30.75.

This is an example only; it is not an estimate or forecast. The fee may be higher, lower or not payable at all.

## Payments to your financial adviser

### Advice fees

You may agree with your financial adviser that advice fees will be paid for financial planning services your financial adviser provides for you. These advice fees are additional to the fees shown in Table 1, and are paid to your financial adviser, not to us.

Advice fees may be in the form of:

- an investment advice fee, and/or
- an ongoing advice fee.

as described below.

You and your financial adviser determine the amount of any advice fees and how they will be charged. This information must be noted on your application form when you make your initial investment and each time you make an additional investment.

### Investment advice fee

This fee is charged when you make your initial investment in the Fund and each time you make an additional investment. The fee is a fixed percentage of each investment amount.

We deduct the fee from each investment amount and forward it to your financial adviser before issuing units in the Fund.

Please note that this fee does not apply to investments made through a regular investment plan.

### Ongoing advice fee

This fee is a set percentage of your investment balance, and is paid monthly based on your investment account balance at the end of each month.

We deduct the fee monthly from your investment account (by selling the appropriate number of units) and forward it to your financial adviser.

You can change the ongoing advice fee at any time by written agreement between you and your financial adviser, and you can cancel the ongoing advice fee at any time. You will need to notify us of any change or cancellation in writing, by mail.

### Tax

Selling units to pay an ongoing advice fee may have capital gains tax implications, although some investors may be entitled to a capital gains tax discount if they have held the units for more than 12 months.

Depending on your personal circumstances, you may also be entitled to claim advice fees as deductible expenses on your tax return. You should seek appropriate tax advice about the tax implications, if any, for you.

### Other payments and benefits

Your financial adviser may receive payments and/or other benefits from the dealer group or organisation under which they operate. These payments and benefits are not a cost to the Fund.

## Example of annual fees and costs

This table gives an example of how the fees and costs in the Fund can affect your investment over a one year period. You should use this table to compare this product with other managed investment products.

The fees shown in this table are an example only and are not additional to the fees described in Table 1.

Table 2

Example		Balance of \$50,000 with a contribution of \$5,000 during the year
AMP Capital Core Property Fund		
Contribution fees	Nil	For every additional \$5,000 you put in, you will be charged \$0.
<b>Plus</b>		
Management costs	1.42% <sup>1</sup>	<b>And</b> , for every \$50,000 you have in the Fund you will be charged \$710 <sup>2</sup> each year.
If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged a fee of		
<b>Equals</b>		<b>\$710</b>
Cost of the Fund <sup>3</sup>		<b>What it costs you will depend on the fund you choose and the fees you negotiate with your fund or financial adviser.</b>

1. The management costs of 1.42% are made up of a management fee of 1.4%, estimated recoverable expenses of 0.02% and an estimated performance fee of 0% (see 'Performance fee estimate' in this section).
2. The \$710 shown in the table above does not include the management costs charged on the additional \$5,000 investment. The additional management costs would be \$71 if you had invested the \$5,000 for a full 12 months.
3. This cost does not include any advice fees paid to your financial adviser (see 'Payments to your financial adviser' in this section).

### Performance fee estimate

The performance fee estimate in the above example is zero as the Fund's underlying funds have not yet incurred a performance fee. Consequently, we have assumed that the Fund's investments will perform in line with the relevant performance benchmark and so no performance fee will be payable.

The management costs above are calculated with reference to your investment balance. Management fees are calculated on gross assets which may be higher than investment balances because of gearing within the Fund and underlying funds.

Over the longer term the gearing level of the Fund is expected to be approximately 16% of the Fund's gross asset value, including the gearing within the Fund and underlying funds. The Fund consequently would have an exposure to assets of approximately 1.19 times the sum of all investment balances. This means the management fee payable would be approximately 1.19 times the amount that would have been payable if the Fund and underlying funds did not use gearing.

These are examples only and not estimates or forecasts. The longer term gearing levels may vary, which may change the management fee payable. Also, an actual performance fee may be payable.

# Tax and social security

## Taxation treatment of your investment

It is important that you seek professional taxation advice before you invest or deal with your investment, as the taxation system is complex, and the taxation treatment of your investment will be specific to your circumstances and to the nature of your investment.

Generally, however, you are liable to pay tax at marginal rates each year on any distributions from the Fund (with the exception of a return of capital), even if the distributions are reinvested, although you may be entitled to tax credits or concessionally taxed income such as capital gains.

Please note that at the time of your initial or additional investment there may be unrealised capital gains or accrued income in the Fund. If these amounts are subsequently realised, they may be returned to you as part of a distribution from the Fund.

In addition, there may be realised but undistributed capital gains or income in the Fund. These amounts may be returned to you as part of the next distribution from the Fund.

You may also be liable to pay capital gains tax on any capital gains received from disposing of your investment.

If the Fund holds investments which are located outside of Australia, the Fund's income may include non-Australian sourced income. You may be entitled to foreign tax credits for foreign tax already paid.

If the cash available for distribution exceeds the taxable income of the Fund tax deferred amounts may be distributed. You are generally not taxable upon receipt of a tax deferred amount, however, tax deferred amounts are deducted from the cost base of your investment for capital gains tax purposes. If at any time the cost base of your investment is reduced to nil, you may make a capital gain equal to any tax deferred amount received.

Other tax information is provided in the 'Fees and other costs' section of this PDS.

## Social security

Investing may affect any social security benefits to which you are or may be entitled, and you should consider discussing this with your financial adviser, Centrelink or the Department of Veterans' Affairs before investing.

# Investment in the Fund

## Who can invest?

Investment in the Fund through this PDS can only be made by:

- individual and joint investors 18 years of age or over
- partnerships
- companies
- trusts, and
- superannuation funds.

Please note that we can only accept applications signed and delivered from within Australia.

## How to invest

### Initial investment

Complete the application form accompanying a current PDS and submit it to us with your initial investment amount of at least \$30,000. You can also make your initial investment by direct debit (see the 'Applying for an investment in the Fund' section of this PDS).

### Additional and regular investments

You can make additional investments of at least \$5,000 at any time.

You can also set up a regular investment plan, investing at least \$500 each month into your investment account.

You will need to complete an application form each time you make an additional investment and when you set up or change your regular investment plan. Additional and regular investments are made on the basis of the PDS current at the time of the additional or regular investment.

More detailed information about how to invest is provided in the 'Applying for an investment in the Fund' section of this PDS.

## Processing applications

We generally process applications each business day, using the close of business issue price for that day. A business day for us is any day other than Saturday, Sunday or a bank or public holiday in Sydney, NSW.

If we receive an application after 3.00pm or on a non-business day for us, we treat it as having been received before 3.00pm the next business day.

We normally determine the market value and net asset value of the Fund at least each business day, using the market prices and unit prices of the assets in which the Fund is invested.

The issue price is determined under the Fund's constitution by reference to the net asset value and transaction costs pertaining to the relevant class of units, and the number of units on issue in that unit class.

## Interest earned on your application amounts

We will hold your application amounts in an applications account until units in the Fund are issued to you. Any interest earned on those amounts whilst they are held in the account will be credited to the Fund.

## Cooling off rights

Where we have accepted your application to invest or reinvest in the Fund, you can request the return of your investment within 14 days of the earlier of the initial transaction being confirmed, or the end of the fifth business day after the units were issued.

The amount to be returned will be your investment, adjusted to take into account any increase or decrease in the unit price, any reasonable administration and transaction costs incurred, and any tax or duty payable on the units. Because of this adjustment, the amount returned to you may be less than the amount of your initial investment in the Fund.

Your investment cannot be returned if you have exercised any rights or powers available under it.

## The value of your investment

The Fund has a number of classes of units, each with its own unit price. Investments made through this PDS relate to Off-platform Class H units.

Unit prices can rise and fall on a daily basis. Consequently, the value of your investment will vary from time to time.

The value of your investment at any point in time is calculated by multiplying the number of units you hold, by the Off-platform Class H unit price current at that time. Unit prices are updated regularly online at [www.ampcapital.com.au](http://www.ampcapital.com.au) and can also be obtained by contacting us.

## Risk

The Fund is not capital guaranteed and the value of an investment in the Fund can rise and fall. You should consider the risks of investing before making a decision about investing in the Fund (see the 'Risks of investing' section of this PDS).

## Retaining this PDS

You should keep this PDS and any replacement or supplementary PDS, as you may need to refer to information about the Fund for ongoing investing. We will send you a current PDS and any replacement or supplementary PDS free of charge, on request.

## Changes to the information in this PDS

Before making a decision to invest or reinvest in the Fund, it is important to obtain a current PDS, as information provided in a PDS may change from time to time.

If changes to the information in this PDS are not materially adverse to investors, we will update the relevant information online at [www.ampcapital.com.au](http://www.ampcapital.com.au). However, if a change is considered materially adverse to investors, the Responsible Entity will issue a replacement or supplementary PDS which will be available online. You can obtain a copy of the updated information and any replacement or supplementary PDS free of charge, by contacting us.

If we intend to change the Fund's investment objective or investment approach, we will advise investors in writing before making the change. See 'Changes to fees and costs' on page 18 for details about other times when we will write to investors before changing information in this PDS.

## Questions about your investment

Please contact our Client Services team on 1800 188 013 if you have questions relating to your investment.

# Accessing your money

## Requesting a withdrawal

### Nominated account

When you complete your application form, you nominate the account into which you would like withdrawals to be paid. We will only pay withdrawal amounts into your current nominated account.

You can change your nominated account at any time by providing the new nominated account details to us in writing, by mail.

### Withdrawal requests

You can request a withdrawal by completing a withdrawal form or sending us a letter. Your withdrawal request can be sent to us:

- (a) by mail or fax\* if the withdrawal is to be paid to your current nominated account, or
- (b) by mail only if the withdrawal is to be paid to an account other than your current nominated account.

Withdrawal forms can be obtained online at [www.ampcapital.com.au](http://www.ampcapital.com.au) or by contacting us.

If requesting a withdrawal by letter, please include your client number, the name of the Fund and the withdrawal amount. We can only accept withdrawal request letters signed by the authorised signatories.

\* Please refer to 'Communication by fax' in the 'Additional information' section of this PDS.

### Minimum withdrawal amount and account balance

A minimum withdrawal amount of \$5,000 applies, and we generally require a balance of \$30,000 to keep your investment open. If your account balance falls below this level, we may redeem your investment and pay the proceeds to you. We reserve the right, however, to accept lower account balances.

## Processing withdrawal requests

You can submit a withdrawal request at any time. However, withdrawal requests that are to be paid into your nominated bank account are processed monthly, according to the relevant 'specified withdrawal date'.

The specified withdrawal date is the 15th day of each calendar month, or the next business day if the specified withdrawal date is not a business day.

A business day for us is any day other than Saturday, Sunday or a bank or public holiday in NSW.

We only accept withdrawal requests if the request is received before 3.00pm Sydney time on any specified withdrawal date. Requests received after 3.00pm on a specified withdrawal date will be held over to the next specified withdrawal date.

More than one withdrawal request per investor will be accepted in relation to any specified withdrawal date. If we receive more than one withdrawal request from you, we will aggregate and process your total withdrawal requests received before 3.00pm Sydney time on the specified withdrawal date.

Withdrawal requests will be met out of the total amount of funds available for the purpose of meeting withdrawal requests. In determining this amount, we will act in the best interests of investors, while taking into account a number of factors, including the amount of cash available in the Fund.

The unit price used to calculate your withdrawal value will generally be the price calculated on the last valuation date before we process the payment of your withdrawal request (or part of your withdrawal request), not the day you notify us of your intention to withdraw.

We normally determine the market value and net asset value of the Fund at least each business day, using the market prices of the assets in which the Fund is invested. The withdrawal price is determined under the Fund's constitution by reference to the net asset value and transaction costs pertaining to the relevant class of units and the number of units on issue in that unit class.

### Reducing withdrawal payment amounts

Where we determine cash is not available to fully meet withdrawal requests relating to a specified withdrawal date, withdrawal payment amounts will be reduced on a pro-rata basis for all withdrawal requests.

If we reduce withdrawal payment amounts, you will need to submit a new withdrawal request for the balance of the unpaid withdrawal amount (or any other amount).

This new withdrawal request will be processed at the specified withdrawal date relevant to the date we receive the request, and will be reduced on a pro-rata basis if there is insufficient cash available in the Fund to fully meet the request.

We will notify you in writing if we reduce withdrawal payment amounts.

#### **Total withdrawals**

Where the total withdrawals exceed 5% of the net assets of the Fund on any one day, we may determine that part of the withdrawal amount payable consists of income.

### **Payment times**

Although we aim to process withdrawal requests within 10 business days of receipt from the specified withdrawal date, you should be aware that:

- the amount paid to you may be less than the amount requested or that no amount may be payable in a month, and
- the Fund's constitution allows up to 12 months, or longer in some circumstances, to process withdrawal requests (as outlined below).

#### **Suspension of withdrawals**

Withdrawals may be suspended or delayed in certain circumstances as specified in the Fund's constitution which includes:

- where the Responsible Entity reasonably estimates that it must sell 10% or more (by value) of the Fund's total assets to meet the withdrawal request
- where it is impracticable for the Responsible Entity to calculate the net asset value of the Fund, for example due to the closure of, or trading restrictions on, securities exchanges, or an emergency or other state of affairs
- where the Responsible Entity believes that there have been, or anticipates that there will be, redemption requests which will involve realising a significant amount of the Fund's assets and remaining unitholders may bear a disproportionate burden of capital gains tax or other expenses

- where it is reasonably considered to be in the best interests of investors to suspend, for example where we are unable to manage the Fund in order to meet its investment objectives, or
- where the law otherwise permits.

We treat withdrawal requests outstanding when a suspension occurs, or received during a suspension period, as having been received by us immediately after the end of the suspension period.

The withdrawal provisions outlined in this PDS only apply while the Fund is liquid. Where the Fund ceases to be liquid as defined in the Corporations Act, withdrawals are suspended and investors will not be able to withdraw from the Fund unless and until the Responsible Entity chooses to make a withdrawal offer to investors.

For further information see 'ASIC disclosure principles for the AMP Capital Core Property Fund' online at [www.ampcapital.com.au](http://www.ampcapital.com.au) (go to the Fund page).

### **Transfer of units**

Please contact us for all transfer requests. Stamp duty will generally need to be paid on the transfer of units.

# Keeping you informed

## Investment information

We will send you the following information:

- confirmation of each transaction (other than transactions made through a regular investment plan)
- quarterly statements which show the balance of your investment and any transactions made and fees charged since your last statement, and
- a tax statement at the end of each tax year.

### Online access

Online access allows you to view your investment information and statements at any time. To register for online access, please contact us.

## Fund information

We will provide you with the following information free of charge, on request:

- the Fund's annual financial reports
- a paper copy of any updated information, and
- any replacement or supplementary PDS.

# Additional information

## Rights attaching to each class of units

The Fund has a number of classes of units. This PDS relates to Off-platform Class H units. Under the Fund's constitution, the different unit classes have different management costs, expenses and distributions, but otherwise all classes of units have similar rights.

## The Responsible Entity's legal relationship with you

The Fund is a managed investment scheme, structured as a unit trust and registered under the Corporations Act. The Fund's constitution provides the framework for the operation of the Fund and with this PDS, the Corporations Act and other relevant laws, sets out the relationship between The Trust Company (RE Services) Limited as responsible entity of the Fund and investors. We will send you a copy of the Fund's constitution free of charge, on request.

## The Fund's constitution

Some of the provisions of the Fund's constitution, such as maximum fees, are discussed in this PDS. Further provisions relate to:

- the rights and liabilities of investors
- the times when processing of withdrawal requests can be extended, such as if the Fund is illiquid or it is not in the best interests of investors
- where taxes or other amounts can be deducted from payments to investors
- where transfers and applications may be refused
- the liability of the Responsible Entity to investors in relation to the Fund, which is limited to any liability imposed by the Corporations Act, so long as Responsible Entity acts in good faith and without gross negligence
- the powers, rights and liabilities of the Trust Company (RE Services) Limited as responsible entity of the Fund, including its power to invest the assets of the Fund, to deal with themselves, us and their associates, to be paid fees and to be reimbursed or indemnified out of the assets of the Fund

- the right of the Responsible Entity to be reimbursed by an investor or former investor for tax or expenses it incurs as a result of an investor's request, action or inaction, or to redeem units to satisfy amounts due to the Responsible Entity from an investor
- the right of the Responsible Entity to redeem an investor from the Fund at anytime.
- changing the Fund's constitution, including in some cases without investor approval, such as to meet regulatory changes
- the ability of the Responsible Entity to terminate the Fund at any time
- when the Responsible Entity can terminate the Fund or retire, and what happens if this occurs, and
- voting rights.

Although the Fund's constitution limits an investor's liability to the value of their units, the courts have yet to determine the effectiveness of provisions like this.

## Complaints procedure

AMP Capital and the Responsible Entity have an established procedure to deal with any complaints. When we receive a complaint from you by telephone on 1800 188 013 or in writing to AMP Capital Investors Limited, Reply Paid 125, Parramatta NSW 2124, we ensure an appropriate person properly considers the complaint, and we give you information about any further action available to you.

If we are unable to resolve your complaint within 24 hours, we will keep you informed, giving the time frame in which we expect to resolve the matter and the name of the representative managing the resolution of your complaint. We may also require additional information from you.

If the matter is not resolved to your satisfaction or is not resolved within 45 days, you may wish to contact the Financial Ombudsman Service, by telephone on 1300 780 808 or in writing to GPO Box 3, Melbourne Victoria 3001. The Financial Ombudsman Service is independent from us.

## Your privacy

Our main purpose in collecting personal information is so that we can establish your investment account and appropriately carry out administration associated with your account. If you choose not to provide the information requested in the application form, we may not be able to process your application.

The information collected may also be used for providing you with ongoing information about a range of financial services. Please let us know if you prefer not to receive this information.

We usually disclose information to other members of the AMP Group, the Responsible Entity financial advisers where applicable, and to external service suppliers who supply administrative, financial or other services that assist us in providing services to you.

The AMP Privacy Policy Statement sets out the AMP Group's policies on management of personal information. The policy can be obtained online at [www.ampcapital.com.au](http://www.ampcapital.com.au) or by contacting us.

The Trust Company's privacy policy which explains how members of the The Trust Company Group, including The Trust Company (RE Services) Limited, treat information that they hold about you is available online at [www.thetrustcompany.com.au](http://www.thetrustcompany.com.au).

Under the Privacy Act 1988 (Cwlth), you may access personal information we hold about you, although the Act does set out some exemptions to this. If you believe information we hold about you is inaccurate, incomplete or out of date, please contact us.

## Nominated representative

You may nominate a representative to operate your investment in the Fund on your behalf. Your nominated representative will be able to exercise the same powers as you under the Fund's constitution, including transacting on your investment account.

### Conditions

By nominating a representative, you agree to certain conditions, including indemnifying us against any liabilities arising out of the nomination of your representative. You will be provided with the full terms and conditions when you nominate your representative.

Please contact us if you require further information.

## Unit Pricing Discretions Policy

We may exercise certain discretions in determining the unit price of units on application and withdrawal in the Fund. Our Unit Pricing Discretions Policy, which can be obtained online at [www.ampcapital.com.au](http://www.ampcapital.com.au) or by contacting us, sets out the types of discretions that we may exercise and in what circumstances, our policies on how we exercise the discretions and the reasons why we consider our policies are reasonable. We are required to keep a record of any instance where we exercise a discretion in a way that departs from these policies.

## Communication by fax

When you communicate with us by fax, it is your responsibility to obtain confirmation from us that we have received your fax. We are not responsible for any loss or processing delay that occurs as a result of us not receiving a faxed communication. Please note that we do not accept a sender's fax transmission record as evidence that a communication has been received by us. You also indemnify us against any loss or liability arising from us acting on any fraudulent communication received by fax.

## Direct debit request terms and conditions

### Before completing the direct debit request

Before completing the direct debit request in the application form, we recommend that you check with your financial institution to confirm that your nominated bank account can support direct debits, and to determine any fees your financial institution may charge you for using the direct debit service.

### Signing the direct debit request

You should sign your direct debit request in the same way as the account signing instruction held by your financial institution.

### Agreeing to the direct debit request terms and conditions

By completing the direct debit request in the application form, you agree to the terms and conditions listed. These terms and conditions are subject to change. We will give you 14 days notice of any intended changes.

## Terms and conditions

1. You authorise us to debit, through the Bulk Electronic Clearing System (BECS), payments from the bank account nominated in your direct debit request. (Our user ID number for these direct debits is 031825.)
2. Your direct debit request allows us to deduct, from your nominated bank account, the initial, additional and/or monthly regular investment amount(s) indicated on your application form. Where a direct debit due date falls on a non-business day for us, we will debit the amount on the next business day.
3. You are responsible for ensuring that your nominated bank account has sufficient cleared funds available to pay each debit when it becomes due. If there are insufficient funds and your financial institution dishonours the payment, any charges incurred by your financial institution may be debited from your investment account. Any charges incurred by us may also be debited from your investment account or recovered in some other way.
4. You must tell us in writing if you close or change the bank account you have nominated.
5. You can cancel your direct debit request, stop or defer an individual debit or request a change to the debit amount by notifying us in writing, by mail. We must receive your instruction at least five business days before the next direct debit due date in order to process your cancellation request before that date.
6. If you believe that a debit has not been correctly processed, contact us or your financial institution.
7. If debits are returned unpaid by your financial institution we will either attempt to debit your nominated bank account again or contact you to arrange another way of paying. We reserve the right to cancel the direct debit arrangement without notice if any debits are returned unpaid by your financial institution.
8. We will keep all information relating to your nominated bank account private and confidential, except to the extent that you consent to those details being disclosed or as the law otherwise requires.

You consent to us using or releasing your nominated bank account information to your financial institution and our financial institution, so that we can investigate any possible incorrect debits, or if our financial institution needs information.

9. You indemnify us against all losses, costs, damages and liability (including, without limitation, legal costs and expenses on a full indemnity basis) that we suffer as a result of you breaching this agreement or providing us with an invalid or non-binding direct debit request. This indemnity is a continuing obligation, separate and independent from your other obligations and survives termination of this agreement. It is not necessary for us to incur expense or make payment before enforcing a right of indemnity under this agreement. You will pay us all or any sum due without deduction or set-off (and irrespective of any counterclaim).
10. This indemnity does not apply to the extent of any fraud, negligence or breach of trust on our part, or on the part of any of our delegates or agents.

## Anti-money laundering and counter-terrorism financing

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor, supported by relevant identification documents. Examples of identification documents include passports and driver's licences for individuals, and evidence of registration for entities such as companies. The documents you will need to provide are listed in the form you complete at the time of applying for an investment in the Fund.

By applying to invest in the Fund you warrant that:

- you comply and will continue to comply with all applicable anti-money laundering (AML) and counter-terrorism financing (CTF) laws and regulations, including but not limited to the laws and regulations of Australia in force from time to time (AML/CTF Law)
- you are not aware and have no reason to suspect that:
  - the moneys used to fund your investment in the Fund have been or will be derived from or related

to any money laundering, terrorism financing or similar activities that would be illegal under applicable laws or regulations or otherwise prohibited under any international convention or agreement ('illegal activity'), or

- the proceeds of your investment in the Fund will be used to finance any illegal activities
- you, your agent or your nominated representative will provide us with all additional information and assistance that we may request in order for us to comply with any AML/CTF Law, and
- you will notify us if you are or become:
  - a 'politically exposed' person or organisation for the purposes of any AML/CTF Law, or
  - commonly known by a name other than the name provided in the form you complete at the time of applying for an investment in the Fund.

By applying to invest in the Fund, you also acknowledge that we may:

- decide to delay or refuse any request or transaction, including by suspending the issue or redemption of units in the Fund, if we are concerned that the request or transaction may breach any obligation of, or cause us to commit or participate in an offence under any AML/CTF Law, and we will incur no liability to you if we do so
- take other action we reasonably believe is necessary to comply with AML/CTF Law, including disclosing any information that we hold about you to any of our related bodies corporate or service providers whether in Australia or outside Australia, or to any relevant Australian or foreign AML or CTF regulator, and
- collect additional information about you from time to time, from you or from third parties, for the purposes of satisfying our AML/CTF Law obligations, and that we may use and disclose any such information as described under 'Your privacy' in this section.



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**Access to the  
investment  
expertise of  
direct and  
listed property  
specialists in  
Australia, North  
America, Europe  
and Asia.**



# Applying for an investment in the Fund

## How to apply

You will need to complete an application form accompanying a current PDS when you:

- apply for an initial investment in the Fund
- make an additional investment, or
- set up a regular investment plan.

All investments are made on the basis of the PDS current at the time of contributing your investment amount. You can obtain a current PDS online at [www.ampcapital.com.au](http://www.ampcapital.com.au) or by contacting our Client Services team on 1800 188 013.

## Applying for an initial investment

### Minimum initial investment amount

The minimum amount for an initial investment is \$30,000, payable by cheque or direct debit. We reserve the right to accept lower investment amounts.

### Initial investment by cheque

Cheques should be crossed 'Not negotiable' and made payable to:

AMP Capital Investors Limited – <Investor name>.

### Initial investment by direct debit

Complete the direct debit request in the application form, providing the details of the bank account from which you would like us to deduct your initial investment amount and acknowledging that you have read and understood the direct debit request terms and conditions in the 'Additional information' section of this PDS.

Direct debiting on your nominated account should occur within five business days of the date we receive your application form.

## Making an additional investment

### Minimum additional investment amount

The minimum amount for an additional investment is \$5,000, payable by cheque or direct debit.

### Additional investment by cheque

Cheques should be crossed 'Not negotiable' and made payable to:

AMP Capital Investors Limited – <Investor name>.

### Additional investment by direct debit

Complete the direct debit request in the application form, providing the details of the bank account from which you would like us to deduct your additional investment amount and acknowledging that you have read and understood the direct debit request terms and conditions in the 'Additional information' section of this PDS.

Direct debiting on your nominated account should occur within five business days of the date we receive your application form.

## Setting up a regular investment plan

### Minimum regular investment amount

The minimum amount for regular investment plans is \$500 per month, payable by direct debit only.

### Regular investment by direct debit

Complete the direct debit request in the application form, providing the details of the bank account from which you would like us to deduct your regular investment amount and acknowledging that you have read and understood the direct debit request terms and conditions in the 'Additional information' section of this PDS.

We will debit your nominated account around the 20th of each month. Please note that if we receive your regular investment application after the 13th of the month, your first direct debit may not occur until around the 20th of the following month.

## Frequently asked questions about application forms

### What happens if I do not fill out the form correctly?

Incomplete or incorrect information in your application form can delay the processing of your application, and the issuing of units to you.

### Is all the information necessary?

All information in the application form is either:

- needed for us to set up and administer your investment account (such as bank account details for the payment of distributions), or
- required by law to be contained in the form.

### Do I have to provide my Tax File Number (TFN)?

You do not have to provide a TFN, exemption code or Australian Business Number (ABN). However, if you do not provide any of these, we are required to deduct tax from most distributions, including where those distributions are reinvested, at the highest marginal tax rate (including the Medicare levy).

### Can someone sign the form on my behalf?

The application form should only be completed and signed by:

- the person who is, or will become, the unitholder
- an authorised signatory if the application is on behalf of a company, trust or superannuation fund, or
- an agent for the investor, acting under power of attorney or as a legal or nominated representative.

### I already invest with AMP Capital – why do I need to provide my personal details again?

This helps us maintain accurate records for you, by confirming that the details we have are still current.

## Submitting your application form

Application forms should be mailed to:

AMP Capital Investors Limited  
Reply Paid 125  
PARRAMATTA NSW 2124  
(no stamp required)

Please include all required identification documentation when submitting your application.

Office use only

# AMP Capital Core Property Fund

Issuer: The Trust Company (RE Services) Limited ABN 45 003 278 831 (AFSL 235150)

Investment manager: AMP Capital Investors Limited ABN 59 001 777 591 (AFSL 232497)

## Application form – Personal investors

Before submitting this form it is important that you read the Product Disclosure Statement (PDS) for the Fund. The PDS can be obtained by contacting us on 1800 188 013.

Units in the Fund will only be issued following our acceptance of an application form issued with the PDS. If you give another person access to this application form, you must, at the same time and by the same means, give them access to the PDS and any replacement or supplementary PDS. We will send you a paper copy of the PDS, any replacement or supplementary PDS and the application form free of charge on request during the life of the PDS.

Please use a black pen and print in CAPITAL LETTERS.

### PART A – ARE YOU AN EXISTING INVESTOR WITH AMP CAPITAL?

No – go to Part B

Yes, my client number is

Investor name  – go to Part B

### PART B – PURPOSE OF THIS APPLICATION (please tick to indicate)

Additional investment – go to Section 5

Initial investment – go to Part C

### PART C – TYPE OF INVESTOR (please tick to indicate)

	GO TO	PAGE
<input type="checkbox"/> Individual	SECTION 1	2
<input type="checkbox"/> Joint investors	SECTION 1	2
<input type="checkbox"/> Sole trader	SECTION 1	2
<input type="checkbox"/> Company (must be registered with ASIC or a foreign registration body)	SECTION 2	4
<input type="checkbox"/> Trust	SECTION 3	6
<input type="checkbox"/> Superannuation fund	SECTION 3	7
<input type="checkbox"/> Attorney(s) completing and signing this form under power of attorney Please also tick above to indicate the type of investor.	Complete the section relevant to the type of investor, then complete Section 4.	
<input type="checkbox"/> Agent completing and signing this form as the investor's legal or nominated representative Please also tick above to indicate the type of investor.	Complete the section relevant to the type of investor, then complete Section 5.	
<input type="checkbox"/> Partnership	Please contact our Client Services team on 1800 188 013 for the forms you will need to complete.	

# SECTION 1 – INDIVIDUAL • JOINT INVESTORS • SOLE TRADER

Complete this section if you are investing as or on behalf of:

- an individual investor
- joint investors (all joint investors must provide details), or
- a sole trader.

All other investors Please refer to page 1 for the sections you need to complete.

## 1. INVESTOR 1 (all investors must complete)

### Personal details

Title  Surname

Given name(s)  Date of birth  /  /

Gender  Male  Female

Occupation  Industry

TFN (or exemption code)

Country of residency (please tick)

Australia  If other than Australia, or more than one country of residency, please specify

Country of citizenship (please tick)

Australia  If other than Australia, or more than one country of citizenship, please specify

Residential address (not a PO Box)

Unit number  Street number  Street name

Suburb/Town  State

Postcode  Country

## SOLE TRADER ONLY

Business name

ABN (if applicable)

Principal place of business (please tick)

Same as residential address in Question 1

Other – please provide address (not a PO Box)

Unit number  Street number  Street name

Suburb/Town  State

Postcode  Country

## 2. INVESTOR 2 (joint investors only)

### Personal details

Title  Surname

Given name(s)  Date of birth  /  /

Gender  Male  Female

Occupation  Industry

TFN (or exemption code)

Country of residency (please tick)

Australia  If other than Australia, or more than one country of residency, please specify

Country of citizenship (please tick)

Australia  If other than Australia, or more than one country of citizenship, please specify

Residential address (not a PO Box)

Unit number  Street number  Street name

Suburb/Town  State

Postcode  Country

## JOINT INVESTORS ONLY

Please indicate who will sign to authorise transactions on your investment account. If no selection is made, both signatures will be required for all transactions.

Both to sign

Either to sign

### 3. IDENTIFICATION DOCUMENTATION – ALL INVESTORS

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor (and agent where applicable), supported by certified copies\* of relevant identification documents. Documents written in a language other than English must be accompanied by an English translation prepared by an accredited translator (please contact us for a list of accredited translators).

\* See 'Identification documentation' on the last page of this form for details about obtaining certified copies.

Please provide all relevant documents as indicated below. We cannot accept applications without these documents.

#### 3A. PRIMARY DOCUMENTS

Please tick to indicate which **one** of the primary documents below are being provided for each investor:

- certified copy of a current Australian or foreign passport that shows your photograph, date of birth and signature. For Australian passports only, we will accept a passport that expired within the 2 years prior to submitting this application form, **OR**
- certified copy of a current Australian driver's licence (must contain your photograph, date of birth and signature), **OR**
- certified copy of a current card issued by an Australian state or territory for the purpose of proving a person's age (must contain your photograph, date of birth and signature).

#### 3B. SECONDARY DOCUMENTS

If you do not have any of the primary documents above issued in your name, we will accept certain Australian or foreign documentation. Please tick below to indicate whether you are providing Australian or foreign documentation.

Australian documentation  
Please provide **one** document from **each** of the groups below.

Foreign documentation  
Please provide **both** of the following:

**Group 1.** Certified copy of an Australian birth certificate **OR** certified copy of an Australian citizenship certificate **OR** certified copy of a pension or health card issued by Centrelink.

**AND**

**Group 2.** An original notice, showing your name and residential address, issued in the preceding 12 months by the Australian Taxation office or any Australian Commonwealth, State or Territory Government body **OR** an original notice (such as an electricity bill or rates notice) showing your name and residential address, issued in the preceding 3 months by a local government body or a utilities provider.

1. National identity card issued by a foreign government, the United Nations (UN) or an agency of the UN (must contain your photograph, date of birth and signature).

**AND**

2. Foreign driver's licence (must contain your photograph, date of birth and signature).

#### 4. ATTORNEY ACTING UNDER POWER OF ATTORNEY

Is an attorney completing and signing this form under power of attorney?

- Yes – go to Section 4
- No – go to Question 5

#### 5. AGENT FOR THE INVESTOR

Is an agent completing and signing this form as the investor's legal or nominated representative?

- Yes – go to Section 5
- No – go to Section 6

## SECTION 2 – COMPANY

Complete this section if you are:

- investing for or on behalf of a company, or
- providing details about a company trustee.

All other investors Please refer to page 1 for the sections you need to complete.

### 1. ALL INVESTORS

Company name

On account of (if applicable)

Contact person

### 2. COMPANY DETAILS

**Australian company**

- Public  
 Proprietary

**Foreign company**

- Public  
 Proprietary  
 Private  
 Other – please specify

**Country of formation, incorporation or registration**

**Name of regulator** if company is licensed and subject to regulation

**Licence details**

Is the company listed on a stock exchange?  Yes  No

If yes – Name of stock exchange

Is the company a subsidiary of an Australian listed company?  Yes  No

If yes – Name of Australian listed company

If yes – Name of stock exchange

### 3. COMPANY TYPE

Please tick to indicate

- Australian company – go to Question 4  
 Foreign company – go to Question 5

### 4. AUSTRALIAN COMPANY

Company name (as registered with ASIC)

ACN

ABN

TFN (or exemption code)

**Registered office address in Australia** (not a PO Box)

Unit number Street number Street name

Suburb/Town

State

Postcode

**Principal place of business in Australia** (please tick)

- Same as registered office address above  
 Other – please provide address (not a PO Box)

Unit number Street number Street name

Suburb/Town

State

Postcode

Go to Question 8

### 5. FOREIGN COMPANY

Is the company registered with (please tick)

- ASIC – go to Question 6  
 Foreign registration body – go to Question 7

### 6. FOREIGN COMPANY REGISTERED WITH ASIC

Company name (as registered with ASIC)

ARBN

**Registered office address in Australia** (not a PO Box)

Unit number Street number Street name

Suburb/Town

State

Postcode

### 6A. PLACE OF BUSINESS/AGENCY

Please provide details for either the principal place of business in Australia or the company's agent in Australia

#### Principal place of business in Australia (if any)

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>

OR

Name of company's agent in Australia (if any)

#### Agent address

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>

### 7. FOREIGN COMPANY REGISTERED WITH FOREIGN REGISTRATION BODY

Company name (as registered with foreign registration body)

Name of foreign registration body

Foreign company identification number

### 7A. ADDRESS DETAILS

Please provide details for either the full address of the company as registered by the foreign registration body OR the principal place of business in the country of formation.

#### Full address of the company in its country of formation, incorporation or registration, as registered by the relevant foreign registration body.

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country

OR

#### Principal place of business in its country of formation (not a PO box)

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>

### 8. MAJOR SHAREHOLDERS

For any proprietary or private company (Australian or foreign) which is not a regulated company, please provide details below. All other companies – go to Question 9.

Please provide details below for each shareholder who owns, through one or more shareholdings, more than 25% of the company's issued capital.

#### Major shareholder 1 – Full name

#### Residential address (not a PO Box)

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State
<input type="text"/>	<input type="text"/>

Postcode	Country
<input type="text"/>	<input type="text"/>

#### Major shareholder 2 – Full name

#### Residential address (not a PO Box)

Unit number	Street number	Street name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Suburb/Town	State
<input type="text"/>	<input type="text"/>

Postcode	Country
<input type="text"/>	<input type="text"/>

#### Major shareholder 3 – Full name

Suburb/Town	State
<input type="text"/>	<input type="text"/>

Postcode	Country
<input type="text"/>	<input type="text"/>

Go to question 9.

## 9. REGISTERED PROPRIETARY OR PRIVATE COMPANY ONLY

To be completed for companies registered as proprietary or private companies by an Australian or foreign registration body.  
All other companies – go to Question 10

Number of directors

Please provide full names of all directors

Director 1

Director 2

Director 3

Director 4

Director 5

Director 6

If there are more than 6 directors, please write their full names on a separate page and attach to this form.

## 10. IDENTIFICATION DOCUMENTATION – ALL COMPANIES

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor (and agent or attorney where applicable), supported by certified copies\* of relevant identification documents. Documents written in a language other than English must be accompanied by an English translation prepared by an accredited translator (please contact us for a list of accredited translators).

\* See 'Identification documentation' on the last page of this form for details about obtaining certified copies.

Please provide all relevant documents as indicated below.  
We cannot accept applications without these documents.

### COMPANY REGISTRATION

Please tick to indicate that you are providing:

- certified copy of a certificate of registration or incorporation issued by ASIC or the relevant foreign registration body (must show full name of company, name of registration body, company identification number and the type of company – private or public).

## 11. ATTORNEY ACTING UNDER POWER OF ATTORNEY

Is an attorney completing and signing this form under power of attorney?

- Yes – go to Section 4  
 No – go to Question 12

## 12. AGENT FOR THE INVESTOR

Is an agent completing and signing this form as the investor's legal or nominated representative?

- Yes – go to Section 5  
 No – go to Section 6

# SECTION 3 – TRUST • SUPERANNUATION FUND

Complete this section if you are investing for or on behalf of:

- a trust, or
- a superannuation fund.

All other investors Please refer to page 1 for the sections you need to complete.

## 1. TRUST DETAILS

Name of trust

Country of establishment

TFN (or exemption code)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## 2. TYPE OF TRUST

Please indicate the type of trust and provide details where appropriate.

Category A  Government superannuation fund (Australian or foreign) established under legislation

Category B  Foreign superannuation fund (other than Category A)

Category C  Managed investment scheme registered with ASIC

ARSN 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Category D  Regulated trust (such as a self-managed superannuation fund) subject to regulatory oversight of an Australian Commonwealth statutory regulator – see definition of regulated trust below.

Name of regulator (eg ASIC, APRA, ATO)

Registration/Licence details

ABN 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Category E  Other (eg family trust, unregistered scheme, foreign trust) – please specify

### REGULATED TRUST – DEFINITION

A regulated trust means a trust that is:

- a self-managed superannuation fund within the meaning of Section 19 of the SIS Act\* – the regulator is the ATO\*\*
- a regulated superannuation fund, an approved deposit fund, a pooled superannuation trust or a public sector superannuation scheme, within the meaning of the SIS Act – the regulator is APRA\*\*\*, or
- any other trust that AMP Capital confirms is a trust that is registered and subject to regulatory oversight of an Australian Commonwealth statutory regulator in relation to its activities as a trust.

\*SIS Act – Superannuation Industry (Supervision) Act 1993

\*\*ATO – Australian Taxation Office

\*\*\*APRA – Australian Prudential Regulation Authority

## 3. BENEFICIARIES (categories B and E only)

For categories B and E, please provide details below.

All other categories – go to Question 4.

Do the terms of the trust identify the beneficiaries by reference to membership of a class?

Yes – please provide details of membership class (eg family members of a named person)

No – please provide full names of all company and individual beneficiaries

Beneficiary 1

Beneficiary 2

Beneficiary 3

Beneficiary 4

If there are more than 4 beneficiaries, please write their full names on a separate page and attach to this application form.

## 4. TYPE OF TRUSTEE

Please tick to indicate:

The trustees are all individuals – go to Question 5

The trustees are all companies – go to Question 6

The trustees are a combination of individuals and companies – go to Question 5

## 5. INDIVIDUAL TRUSTEE DETAILS

Please provide the following details for one of the individual trustees.

Personal details

Title Surname

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Given name(s)

Date of birth

/	/	/
---	---	---

Country of residency (please tick)

Australia  If other than Australia, or more than one country of residency, please specify

Country of citizenship (please tick)

Australia  If other than Australia, or more than one country of citizenship, please specify

**Residential address (not a PO Box)**

Unit number  Street number  Street name

Suburb/Town  State

Postcode  Country

**Is the trust a superannuation fund?**

- No – go to Question 8  
 Yes – go to Question 7

**6. COMPANY TRUSTEE DETAILS**

Only complete this question if there are no individuals acting as trustees.

Complete this question for **one** company trustee only.

**Business name (if any) of company trustee** (in relation to the trust)

**Is the trust a superannuation fund?**

- No – go to Question 8  
 Yes – go to Question 7

**8. IDENTIFICATION DOCUMENTATION**

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor (and agent where applicable), supported by certified copies\* of relevant identification documents. Documents written in a language other than English must be accompanied by an English translation prepared by an accredited translator (please contact us for a list of accredited translators).

\* See 'Identification documentation' on the last page of this form for details about obtaining certified copies.

**Please provide all relevant documents as indicated below. We cannot accept applications without these documents.**

**8A. CATEGORIES A, C AND D ONLY** (see Question 2 for categories)

**Please tick to indicate that you are providing:**

- screen print from the relevant regulator's website showing the full name of the trust, and that the trust is a registered scheme, regulated trust or government superannuation fund.

**8B. CATEGORIES B AND E ONLY** (see Question 2 for categories)

**Please tick to indicate that you are providing both of the following:**

- certified copy or certified extract of the trust deed, **OR** notice (such as assessment notice) issued to the trust by the Australian Taxation Office within the preceding 12 months, **OR** letter from a solicitor or qualified accountant verifying the name of the trust

**AND**

- list of the full names and addresses (not PO Boxes) of all individual and company trustees.

Please continue to Question 8C.

**7. SUPERANNUATION FUND**

Fund name

Country of registration

Name of regulator

Registration number

Name of legislation under which superannuation fund was established (if applicable)

## 8C. TRUSTEE IDENTIFICATION – CATEGORIES B AND E ONLY

Only complete this question if a trustee's details were provided in Question 5, otherwise go to Question 9.

### PRIMARY DOCUMENTS

Please tick to indicate which **one** of the primary documents below is being provided:

- certified copy of a current Australian or foreign passport that shows the trustee's photograph, date of birth and signature. For Australian passports only, we will accept a passport that expired within the 2 years prior to submitting this application form, **OR**
- certified copy of a current Australian driver's licence (must contain the trustee's photograph, date of birth and signature), **OR**
- certified copy of a current card issued by an Australian state or territory for the purpose of proving a person's age (must contain the trustee's photograph, date of birth and signature). If the trustee does not have any of the above documents issued in their name, we will accept two Australian or foreign documentation as noted below:

### SECONDARY DOCUMENTS

If the trustee does not have any of the primary documents above issued in their name, we will accept certain Australian or foreign documentation. Please tick below to indicate whether you are providing Australian or foreign documentation.

**Australian documentation**

Please provide **one** document from **each** of the groups below.

**Group 1.** Certified copy of an Australian birth certificate **OR** certified copy of an Australian citizenship certificate **OR** certified copy of a pension or health card issued by Centrelink.

**AND**

**Group 2.** An original notice, showing the trustee's name and residential address, issued in the preceding 12 months by the Australian Taxation office or any Australian Commonwealth, State or Territory Government body **OR** an original notice (such as an electricity bill or rates notice) showing the trustee's name and residential address, issued in the preceding 3 months by a local government body or a utilities provider.

**Foreign documentation**

Please provide **both** of the following:

1. National identity card issued by a foreign government, the United Nations (UN) or an agency of the UN (must contain the trustee's photograph, date of birth and signature).

**AND**

2. Foreign driver's licence (must contain the trustee's photograph, date of birth and signature).

## 9. ADDITIONAL INFORMATION

Did you complete Question 6 'Company trustee details'?

- Yes – go to Section 2 and complete all details relevant to the company named in Question 6.
- No – go to Question 10

## 10. ATTORNEY ACTING UNDER POWER OF ATTORNEY

Is an attorney completing and signing this form under power of attorney?

- Yes – go to Section 4
- No – go to Question 11

## 11. AGENT FOR THE INVESTOR

Is an agent completing and signing this form as the investor's legal or nominated representative?

- Yes – go to Section 5
- No – go to Section 6

## SECTION 4 – ATTORNEY ACTING UNDER POWER OF ATTORNEY

Complete this section if one or more attorneys are completing and signing this form under power of attorney.

Before completing this section – you must complete the section relevant to the type of investor on whose behalf you are acting as attorney (see page 1 of this form).

### 1. TYPE OF ATTORNEY

Please tick to indicate, and provide details.

#### 1A. INDIVIDUAL ATTORNEY

Individual attorney(s)

Full name(s) of individual attorney(s)

Attorney 1

Attorney 2

If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.

#### 1B. NON-INDIVIDUAL ATTORNEY

Non-individual attorney

Full name of non-individual attorney

Full name(s) of individual attorney(s) appointed by the non-individual attorney to complete and sign this form.

Attorney 1

Attorney 2

If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.

### 2. IDENTIFICATION DOCUMENTATION

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor (and agent or attorney where applicable), supported by certified copies\* of relevant identification documents. Documents written in a language other than English must be accompanied by an English translation prepared by an accredited translator (please contact us for a list of accredited translators).

\* See 'Identification documentation' on the last page of this form for details about obtaining certified copies.

Please provide all relevant documents as indicated below. We cannot accept applications without these documents.

#### 2A. EVIDENCE OF ATTORNEY'S AUTHORITY TO ACT

Please tick to indicate that you are providing:

a copy of the power of attorney which confirms that any attorney completing and signing this form is authorised to do so under the power of attorney.

If the power of attorney does not contain a sample of each attorney's signature, please tick to indicate that you are also providing:

a list containing the name of each attorney and a sample of each attorney's signature.

**Important:** By signing this form under power of attorney, the attorney warrants that, at the time of signing, they had not received notice of revocation of that power of attorney.

#### 2B. NON-INDIVIDUAL ATTORNEY ONLY

Please tick to indicate that you are providing:

written evidence of the authority given by the non-individual attorney to the person(s) named in Question 1B.

### 3. ALL ATTORNEYS

Please tick to indicate:

Additional investment – go to Section 6.

Initial investment – If you have completed the section relevant to the type of investor on whose behalf you are completing and signing this form – go to Section 6.

Otherwise, please complete the relevant section:

- Individual – Section 1
- Joint investor – Section 1
- Sole trader – Section 1
- Company – Section 2
- Trust – Section 3
- Superannuation fund – Section 3

## SECTION 5 – AGENT FOR THE INVESTOR

Complete this section if an agent is completing and signing this form as the investor's legal or nominated representative. If there is more than one agent, please write their full names on a separate page and attach to this form.

Before completing this section – you must complete the section relevant to the type of investor on whose behalf you are acting as agent (see page 1 of this form).

### 1. TYPE OF AGENT

Please tick to indicate, and provide details.

#### 1A. INDIVIDUAL AGENT

Individual agent

Full name of individual agent

#### 1B. NON-INDIVIDUAL AGENT

Non-individual agent

Full name of non-individual agent

Full name of the person representing the non-individual agent in relation to this application

### 2. IDENTIFICATION DOCUMENTATION

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor (and agent or attorney where applicable), supported by certified copies\* of relevant identification documents. Documents written in a language other than English must be accompanied by an English translation prepared by an accredited translator (please contact us for a list of accredited translators).

\* See 'Identification documentation' on the last page of this form for details about obtaining certified copies.

Please provide all relevant documents as indicated below. We cannot accept applications without these documents.

#### EVIDENCE OF AGENT'S AUTHORITY TO ACT

Please tick to indicate that you are providing:

written evidence of the agent's authority to act for the investor.

### 3. ALL AGENTS

Please tick to indicate:

Additional investment – go to Section 6.

Initial investment – If you have completed the section relevant to the type of investor on whose behalf you are completing and signing this form – go to Section 6.

Otherwise, please complete the relevant section:

- Individual – Section 1
- Joint investor – Section 1
- Sole trader – Section 1
- Company – Section 2
- Trust – Section 3
- Superannuation fund – Section 3

## SECTION 6 – ALL INVESTORS

All investors (or their agents or attorneys if applicable) must complete this section.

Please refer to page 1 for other sections you need to complete.

**Important** If an agent is completing and signing this form as the investor's legal or nominated representative, the agent must also complete Section 5. If an attorney is completing and signing this form under power of attorney, the attorney must also complete Section 4.

### 1. CONTACT DETAILS

Please provide one set of contact details that we can use for all communications with you.

Unit number	Street number	Street name	Suburb/Town	State
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Postcode	Country	Phone	Fax	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Mobile	Email			
<input type="text"/>	<input type="text"/>			

Existing AMP Capital investors: If you are changing the contact details previously provided to us, please indicate by ticking the box on the right.

### 2. INVESTMENT DETAILS

Please indicate the amount(s) you are investing and the payment method(s)

		Investment by cheque*	Investment by direct debit (please complete Question 5)
Initial investment (minimum \$30,000)	\$ <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional investment (minimum \$5,000)	\$ <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regular investment plan (minimum \$500 per month)	\$ <input type="text"/>	Not applicable	<input type="checkbox"/>

\* Cheques should be crossed 'Not negotiable' and made payable to AMP Capital Investors Limited – <investor name>.

### 3. FEES AGREED WITH YOUR ADVISER

Information about advice fees is provided in the 'Fees and other costs' section of the relevant PDS.

If you are not using the services of an adviser for this application, please go to Question 4.

#### 3A. INVESTMENT ADVICE FEE – INITIAL OR ADDITIONAL INVESTMENT

Please indicate the investment advice fee agreed with your financial adviser for the initial or additional investment amount shown in Question 2 'Investment details'. The fee you indicate will be inclusive of GST.

%

If you do not indicate an amount, an investment advice fee of 0.0% will be assumed.

#### 3B. ONGOING ADVICE FEE

Please indicate the ongoing advice fee agreed with your financial adviser. The fee you indicate will be inclusive of GST.

%

If you do not indicate an amount, an ongoing advice fee of 0.0% will be assumed.

#### 4. WITHDRAWALS AND DISTRIBUTIONS

##### 4A. PAYMENT OF WITHDRAWALS

All withdrawals are paid into a nominated account. Please provide details of the account into which you would like withdrawals to be paid.

Account name

BSB

 - 

Account number

Name of financial institution

Branch address

Please note that your nominated account must be an Australian bank, building society or credit union account, not a credit card account.

##### 4B. PAYMENT OF DISTRIBUTIONS

Please indicate how you would like your distributions to be paid. If no selection is made, distributions will be reinvested.

Reinvest in additional units in the Fund.

Pay directly into the account nominated in Question 4A above.

#### 5. DIRECT DEBIT REQUEST

Complete this question if you selected 'Investment by direct debit' for one or more of the investment amounts noted in Question 2 'Investment details'. For your reference, our User ID number for direct debits is 031825.

##### 5A. ACCOUNT DETAILS

Please indicate the account from which you would like us to deduct the investment amount(s) indicated in Question 2.

I/We authorise AMP Capital to debit the account nominated in Question 4A.

I/We authorise AMP Capital to debit the account nominated below.

Account name

BSB

 - 

Account number

Name of financial institution

Branch address

Please note that your nominated account must be an Australian bank, building society or credit union account, not a credit card account.

##### 5B. SIGNATURE(S) (for direct debit request only)

I/We acknowledge that I/we have read, understood and agree to be bound by the direct debit request terms and conditions in the 'Additional information' section of this PDS.

All nominated account holders must sign below to confirm the direct debit request. Please sign in the same way as the account signing instruction held by your financial institution.

Signature of nominated account holder

Signature of nominated account holder

Go to Question 6

#### 6. DECLARATION (all investors, agents or attorneys as applicable, must complete)

All investors (or their agents or attorneys, as applicable) must sign this declaration. We cannot process applications without the relevant signatures. I/We:

- wish to apply for units in the Fund, received the PDS for the Fund at the same time and by the same means as I/we received this application form, and agree to be bound by the PDS and the terms of the Fund's constitution, each as may be amended from time to time
- confirm that I/we have read and understood the PDS current at the date of signing this application form
- agree to information about me/us being collected, used and disclosed in accordance with the privacy statement contained in the PDS
- agree to the anti-money laundering and counter-terrorism financing statement contained in the PDS
- acknowledge that investments in the Fund are not deposits or liabilities of any company in the AMP Group or The Trust Company Limited
- acknowledge that the Fund is subject to investment risks, which could include delays in repayment, and loss of income and capital invested and that no member of the AMP Group or The Trust Company Limited guarantees the performance of the Fund or any particular rate of return
- declare and agree that any information and documents that will be used for the purposes of this application (whether or not provided on or with this application)
  - are complete and correct, and
  - if they are about another person, have been provided with the consent of that person
- acknowledge that it is a criminal offence to knowingly provide false or misleading information or documents in connection with this application
- agree that if I/we have negotiated investment advice or ongoing advice fees with my/our financial adviser, AMP Capital may deduct those fees from my/our initial or additional investment, or any payment due to me/us or redeem the number of units required to meet those fees
- acknowledge that the arrangements for the payment of any investment advice or ongoing advice fees are as described in the PDS
- if a certified copy of a document containing a photograph of an individual is submitted with this application, I/we warrant that I/we have advised the certifier of their responsibility to be satisfied that the photograph in the original document is a true likeness of the individual named in that document, and
- if you are a trustee, you warrant that, at the time of signing, you are authorised under the relevant trust deed, to apply and to do all things necessary as a result of becoming a unitholder.

## 6A. SIGNATURE(S)

### Signatory 1

Title  Surname  First name

Signing as (please tick):

- Individual     Sole trader     Trustee     Director  
 Joint investor     Partner     Sole director     Agent     Attorney  
 Representative of association/co-operative/government body – please specify position (eg chairman)

Signature  Date

### Signatory 2

Title  Surname  First name

Signing as (please tick):

- Joint investor     Trustee     Company secretary  
 Partner     Director     Agent     Attorney (if more than 2 attorneys, please provide names and signatures)

Signature  Date

## 6B. APPLICATION FORM CHECKLIST

The investor/agent/attorney has:

- Completed the section relevant to the type of investor (see 'Type of investor' on page 1)  
 Signed the declaration (Section 6)  
 Enclosed required documents as outlined in 'Identification documentation' at the end of each section.

The attorney has completed:

- Section 4

The agent has completed:

- Section 5

## SUBMITTING YOUR APPLICATION FORM

Please post your application form and identification documentation (and cheque if applicable) to:

AMP Capital Investors Limited  
Reply Paid 125  
PARRAMATTA NSW 2124  
(no stamp required)

# IDENTIFICATION DOCUMENTATION

To comply with our obligations under anti-money laundering and counter-terrorism financing legislation, we must collect certain information about each investor. In some cases, this information must be supported by a 'certified copy' or 'certified extract' of an identification document.

A **certified copy** is a document that has been certified as a true and correct copy of an original document.

A **certified extract** is an extract that has been certified as a true copy of the relevant information contained in the original document.

We can only accept the certified copy itself; we cannot accept faxed or scanned versions of certified copies.

## HOW TO CERTIFY COPIES

### 1. All documents

The person certifying a copy of any document must include the following on each certified copy:

- a) the certifier's signature
- b) the certifier's full name
- c) the date of certifying the copy
- d) the capacity in which the certifier is signing (see 'Who can certify copies?' below), and
- e) a statement to the effect of: 'I certify this to be a true and correct copy of the original document.'

### 2. Documents containing photographs

As well as providing the information noted above, certifiers and investors have additional responsibilities in relation to any documents that contain photographs of individuals.

#### • Certifier's responsibility

For any document containing a photograph of an individual, the certifier must be satisfied that the photograph is a true likeness of the individual named in that document.

#### • Investor's responsibility

By applying to invest in the Fund the investor (or agent for the investor if applicable) warrants that they have advised the certifier of the certifier's responsibility that for any document containing a photograph of an individual, the certifier is satisfied that the photograph is a true likeness of the individual named in that document.

## WHO CAN CERTIFY COPIES?

### FOR DOCUMENTATION CERTIFIED IN AUSTRALIA

Copies can be certified by any of the following:

- an officer\* with, or authorised representative of a holder of an Australian financial services licence (AFSL), having two or more continuous years of service with one or more licensees
- an officer\* with two or more continuous years of service with one or more finance companies or financial institutions
- a permanent employee of Australia Post with two or more years of continuous service who is employed in an office supplying postal services to the public
- an agent of Australia Post who is in charge of an office supplying postal services to the public
- a Justice of the Peace
- a person who is enrolled on the roll of the Supreme Court of an Australian state or territory, or the High Court of Australia, as a legal practitioner (however described)
- a judge of a court
- a magistrate
- a chief executive officer of a Commonwealth court
- a registrar or deputy registrar of a court
- an Australian police officer
- an Australian consular or diplomatic officer
- a member of the Institute of Chartered Accountants in Australia, CPA Australia or the National Institute of Accountants with two or more years of continuous membership
- a notary public.

\* Please note that 'officer' for documentation certification purposes is:

- for companies – a director or secretary of the company
- for partnerships – a partner of the partnership
- for trusts – a trustee or manager of the trust.

### FOR DOCUMENTATION CERTIFIED IN A FOREIGN COUNTRY

Copies can be certified by either of the following:

- an Australian consular officer, or
- a notary public.

# ADVISER USE ONLY

## ADVISER DETAILS

Name of adviser

Company name

Adviser dealer group

AMP Capital adviser code  -

If no code is provided, we cannot process applications. If you do not have an AMP Capital adviser code, please complete the Adviser Registration form available online at [www.ampcapital.com.au](http://www.ampcapital.com.au).

Signature

Date  /  /

Adviser stamp

## OFFICE ADDRESS AND CONTACT DETAILS

Unit number  Street number  Street name

Suburb/Town  State

Postcode  Country

Phone  (  )

Fax  (  )

Mobile

Email

## POSTAL ADDRESS FOR APPLICATION

AMP Capital Investors Limited  
Reply Paid 125  
PARRAMATTA NSW 2124  
(no stamp required)



# Contacting AMP Capital Investors

For information about investing with AMP Capital Investors, please contact us.

## Sydney office

AMP Capital Investors Limited  
50 Bridge Street  
SYDNEY NSW 2000

## Mailing address

AMP Capital Investors Limited  
Reply Paid 125  
PARRAMATTA NSW 2124  
[no stamp required]

## Telephone

### Investors

1800 188 013  
8.30am – 5.30pm Sydney time, Monday to Friday

### Financial advisers

1300 139 267  
8.30am – 5.30pm Sydney time, Monday to Friday

## Fax

1800 188 267

## Email

[privateclients@ampcapital.com](mailto:privateclients@ampcapital.com)

## Website

[www.ampcapital.com.au](http://www.ampcapital.com.au)