

# WHOLESALE AUSTRALIAN PROPERTY FUND

20 JUNE 2017

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## Product Disclosure Statement changes (APIR code: NML0001AU)

We are writing to advise you of some changes relating to the Wholesale Australian Property Fund (the Fund) that will be reflected in the new Product Disclosure Statement (PDS), which will be available on [www.ampcapital.com.au](http://www.ampcapital.com.au) from 26 June 2017. Aside from a general update to the previous PDS (dated 30 January 2015), we have also introduced a securities lending capability within the Fund's underlying investments.

More information is provided below and full details can be found in the updated PDS. We recommend that you read the PDS to understand the benefits and risks of investing, along with other features of the Fund.

### Introduction of securities lending

The Fund itself does not engage in securities lending, but the Fund's underlying investments will now have the ability to engage in securities lending, with the aim of delivering additional returns for investors.

Securities lending is a practice whereby the securities of an investment are lent to a third party (the borrower) for a period of time in return for a fee. Securities lending can increase overall portfolio returns and therefore, overall returns to investors.

Any income earned from securities lending is returned to the underlying funds (that may participate in securities lending). This income is accrued in the unit price of these underlying funds, once operational costs and fees payable to the securities lending agent (for the operation of the program) and AMP Capital (for monitoring, governance and oversight) have been deducted. The fees are 30% and 10% of securities lending revenue, respectively, which are in line with normal commercial rates.

Securities lending does expose the underlying funds to some additional risks which could cause a loss of capital. A full breakdown of these risks can be found in the updated PDS. However, robust processes are in place to substantially mitigate these risks. These processes include the careful selection of approved borrowers, borrowing limits and collateral requirements (which are monitored daily and have a number of restrictions).

### Further information

If you have any further questions about this update, please refer to the PDS. Alternatively, please feel free to contact the Client Services Team on 1800 658 404, between 8.30am and 5.30pm (Sydney time) Monday to Friday or via email at [clientservices@ampcapital.com](mailto:clientservices@ampcapital.com).

Yours sincerely,



David Richardson  
**Global Head of Client Services and Business Improvement**  
AMP Capital Investors Limited

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**Important note:** National Mutual Funds Management Ltd. (ABN 32 006 787 720, AFSL 234652) (NMF) is the responsible entity of the Wholesale Australian Property Fund (Fund) and the issuer of the units in the Fund. To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) from AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232 497) (AMP Capital). The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making a decision about whether to acquire, or continue to hold or dispose of units in the Fund. Neither AMP Capital, NMF nor any other company in the AMP Group guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this document, AMP Capital makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This document has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to their objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided and must not be provided to any other person or entity without the express written consent of AMP Capital.