

AMP CAPITAL GLOBAL PROPERTY SECURITIES FUND

The AMP Capital Global Property Securities Fund (the Fund) provides access to a diversified portfolio of real estate securities and real estate investment trusts (REITs) listed on equity markets around the world.

What is listed Real Estate?

Real estate investment trusts (REITs) and real estate securities are listed on major stock exchanges globally and trade like stocks. These securities allow anyone to invest in companies that own and often operate portfolios of large scale commercial real estate. These companies typically produce income from contractual rents, which is paid out to investors as dividends.

Why listed Real Estate?

- > **Real estate returns** – gain immediate exposure to real estate returns from high quality assets worldwide
- > **Liquidity** – access liquidity in an illiquid asset class
- > **Diversification** – diversification across a broad range of real estate sectors and regions
- > **Efficiency** – become a commercial real estate investor for a much smaller investment size than would be required if buying assets directly

Why invest in the AMP Capital Global Property Securities Fund?

Experience in real assets

- > AMP Capital has over 50 years of experience in real estate investing
- > Largest real estate manager based in Asia Pacific¹
- > Over A\$40 billion in real estate and infrastructure assets under management²

Pioneer in listed real estate investing

- > AMP Capital has deep insights as a leader and pioneer in the investment class
- > Over 13 years of track record in global listed real estate
- > One of the first to launch global listed real estate products in Australia, Japan, Taiwan and Malaysia

Flexible, transparent, repeatable process

- > The investment team offers a unique, globally integrated valuation approach that captures return and risk to derive positioning
- > Systematic risk management at each stage of the process
- > Strong track record of outperformance since inception³

Truly global approach

- > A team of 15 members dedicated to managing listed real estate with an on-the-ground presence in key markets worldwide, providing insights into local trends and changing market conditions
- > Secondary coverage approach encourages peer review, cross-pollination of ideas, and depth of insight
- > Genuine global portfolio of best ideas built from the bottom up, not a “fund of regional funds”

HEAD OF GLOBAL LISTED REAL ESTATE



James Maydew

James Maydew is AMP Capital's Head of Global Listed Real Estate, based in Sydney. Mr Maydew commenced in the real estate industry in 2002, starting his career as a chartered surveyor in London working within the capital transactions division of Cushman & Wakefield. Mr Maydew joined AMP Capital's Shopping Centres division in 2006 before transferring to the firm's global listed real estate team one year later.

Mr Maydew holds a Bachelor of Science in Real Estate Investment and Finance from the University of Reading and is a fully accredited member of the Royal Institution of Chartered Surveyors.

“From a global perspective, as more countries introduce REIT structures, there are now even greater opportunities for global investment and portfolio diversification.”

¹ Source: Towers Watson Alternatives Survey, 2015

² Source: As at 30 June 2015

³ Source As at 31 December 2015

How can you use the fund in your portfolio?

- > **Within the growth part of an overall balanced portfolio:**
The Fund may provide a high yield relative to other asset classes, and it is often less volatile in pricing.
- > **To diversify your portfolio:** Real estate has a low correlation to other asset classes and can provide effective diversification benefits and reduce the overall volatility in an investment portfolio.

What you need to be aware of:

- > **International investments** – including losses related to currency exchange rates, hedging, and changes in the state of the Australian and world economies.
- > **Real estate investments** – factors such as the quality of underlying properties and geographic location may affect the Fund's performance.
- > **Share market investments** – the value of the Fund's investment in listed securities may decrease as a result of adverse share market movements.
- > **Companies** – factors such as management changes may affect a company's performance.
- > **Derivatives** – the use of derivatives may magnify any losses incurred.
- > **Interest rates** – including the risk of capital loss in a rising interest rate environment.
- > **Investment management** – there is a risk that the investment manager will not perform to expectation or factors such as changes to the investment team or a change of investment manager may affect the Fund's performance.
- > **Liquidity** – assets subject to liquidity risk may be difficult to trade and it may take longer for their full value to be realised, and in circumstances where the Fund's portfolio ceases to be 'liquid' for Corporations Act purposes, there may be significant delays or a freeze on withdrawal requests.

> **Sector** – returns may be adversely affected where the Fund's investments have a high exposure to a particular sector or sectors.

> **Securities lending** – although engaging in securities lending may benefit the Fund by providing increased returns, there is a risk of capital loss.

Before choosing to invest in the Fund, you should read the Product Disclosure Statement and Incorporated Information, and consider factors such as the likely investment return, the risks of investing and your investment timeframe.

Key Facts

The Fund aims to provide income and growth. It does this while managing risk by diversifying across a range of real estate sectors and geographic regions.

	OFF PLATFORM	ON PLATFORM
APIR CODE	AMP1073AU	AMP0974AU
MINIMUM INVESTMENT	A\$10,000	Check with your platform provider or speak with your financial adviser.
MANAGEMENT COSTS*	1.29% pa of the Fund's net assets <i>Management fee: 1.27%</i> <i>Recoverable expenses: 0.02%</i>	0.99% pa of the Fund's net assets <i>Management fee: 0.97%</i> <i>Recoverable expenses: 0.02%</i>
RISK LEVEL	6. High	
DISTRIBUTION FREQUENCY	Quarterly	
SUGGESTED MINIMUM INVESTMENT TIMEFRAME	5 years	
BENCHMARK	FTSE EPRA/NAREIT Developed Index Hedged in AUD Net TRI	

*Total management costs are rounded up to the nearest whole number

SPEAK TO AN EXPERT



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**INSIGHTS
IDEAS
RESULTS**

Important note: Investors should consider the Product Disclosure Statement (PDS) available from AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232497) (AMP Capital) for the AMP Capital Global Property Securities Fund (Fund) before making any decision regarding the Fund. The PDS contains important information about investing in the Fund and it is important investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. AMP Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426455) (AMPCFM) is the responsible entity of the Fund and the issuer of units in the Fund. Neither AMP Capital, AMPCFM 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.