

AMP Capital Core Property Fund update

Client communication

Dear Investor,

In early March this year we wrote to advise you that we introduced quarterly withdrawal windows for the AMP Capital Core Property Fund (the "Fund"). We took this measure because both Australian and Global Real Estate Investment Trusts ("AREITs" and "GREITs") continued to rapidly decline in value in early 2009 and, at the same time, investor sentiment towards unlisted markets (such as direct property) also weakened. These factors caused the Fund's asset allocation to shift markedly away from its 50/50 target allocation to direct/listed property.

Since then, AREITs have increased in value by approximately 29% and GREITs by 40% as at 30 April 2009. This rebound has benefited all unitholders in the Fund and as at 30 April 2009, the Fund's current asset allocation is 51% Direct Property : 49% Listed Property. Real Estate Investment Trusts ("REITs") are likely to remain volatile in coming months but have the potential to outperform direct property over the medium term and as a result the Fund's asset allocation strategy is to move to an overweight position in REITs.

Update on the AMP Capital Core Property Fund

The Fund was launched in 2005 with a structure that we believe offers retail investors the best of both worlds – access to direct property investment opportunities that may be otherwise difficult to obtain alongside global and Australian listed property securities. This structure enables the Fund to be the core property investment in a well-diversified portfolio and has cushioned investors from the volatile listed markets experienced throughout 2008 and early 2009. The current cycle is seeing the value of direct portfolios decline as they are re-valued, which supports our strategy to be overweight REITs.

The Fund remains open to new and additional investment. Recently, Lonsec rated the Fund 'Recommended'* taking into account the current quarterly withdrawal windows process. Given the recommended five year investment timeframe for the Fund, we believe that over the medium to long term, the Fund will be able to deliver on its objectives.

Quarterly withdrawal windows

The quarterly withdrawal windows continue to remain in place given the volatility in REIT markets. Withdrawal requests for the May 2009 quarter need to be received by AMP Capital by [3pm EST], 1 June 2009 (the actual window deadline is 31 May, however this is a Sunday so we will process withdrawal requests on the following business day). 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 and the Fund's strategic asset allocation.

The anticipated payment will be made by 16 June 2009. To the extent that there are not enough funds to meet withdrawal requests for a particular quarter, each request will be reduced on a pro rata basis. We will notify you in writing if this is the case.

We thank you for your ongoing support of the Fund. If you have any questions, please contact your Financial Adviser or our Client Services Team on 1800 188 013, between 8.30am and 5.30pm (Sydney time) Monday to Friday.

Yours sincerely

Ben Harrop



Head of Retail Distribution, AMP Capital Investors

Important note: Investors should consider the Product Disclosure Statement (PDS) available from AMP Capital Investors Limited [ABN 59 001 777 591] [AFSL 232497] for the AMP Capital Core Property Fund before making any decision regarding this fund. The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making any decision whether to acquire, or continue to hold, or dispose of any units in the Fund. Permanent Investment Management Limited [ABN 45 003 278 831] [AFSL 235150] being the responsible entity of the Fund and the issuer of the Product Disclosure Statement dated 10 July 2008, has not prepared this information and makes no representation or warranty as to the accuracy or completeness of any statement in it, including, without limitation, any forecasts. Neither AMP Capital Investors Limited (ABN 59 001 777 591) (AFSL 232497), 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 Investors makes no representation or warranty as to the accuracy or completeness of any statement in it. 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.

* The Lonsec Limited ("Lonsec") ABN 56 061 751 102 rating (assigned April 2009) presented in this document is limited to "General Advice" and based solely on consideration of the investment merits of the financial product(s). It is not a recommendation to purchase, sell or hold the relevant product(s), and you should seek independent financial advice before investing in this product(s). The rating is subject to change without notice and Lonsec assumes no obligation to update this document following publication. Lonsec receives a fee from the fund manager for rating the product(s) using comprehensive and objective criteria.