

## AMP Capital Core Property Fund update



### Client communication

Dear Investor,

Following our recent correspondence dated 18 May 2009 regarding withdrawals from the AMP Capital Core Property Fund (the Fund), we would like to provide you with a further update.

#### **First Withdrawal Window**

We are pleased to report that the Fund will pay **100%** of withdrawal requests for the window ended 1 June 2009. For investors who submitted a withdrawal request, payment is expected to be made on 22 June 2009 and the confirmation advice will provide details of the units redeemed and the amount paid to you.

Since extending the Fund's withdrawal period to quarterly windows, listed property markets worldwide have rallied and this has positively impacted the Fund's liquidity profile and its ability to meet withdrawal requests. Following payment of redemption requests this quarter, the Fund's asset allocation, based on weightings as at 12 June 2009, will be close to its target allocation of 50% listed property / 50% direct property.

#### **Active Management of the Fund**

The Fund has also been proactive in seeking additional liquidity by divesting an industrial property directly held by the Fund – 10 Carter Street, Homebush Bay. The sale of this property will further enhance both the Fund's liquidity position and its strategic asset allocation. We believe this is an excellent result for all unitholders.

AMP Capital continues to actively monitor the Fund's liquidity profile, and we may look to review the Fund's withdrawal terms should the markets continue to stabilise. As part of our ongoing analysis of the listed property market, we continue to see signs of recovery. With many property stocks having recapitalised and signs that the credit crunch may be fading, the market could improve at this point in the cycle as investors take advantage of the relatively high yields on offer.

#### **New and Additional Applications**

The Fund remains open to new and additional investment and continues to offer investors exposure to high quality, diversified property investment opportunities that otherwise may be difficult to access. The Fund also offers potential for consistent, stable income and capital growth while accepting a medium level of volatility over the recommended five-year investment period.

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**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 Withdrawal Process

Investors who wish to withdraw all or part of their investment in the Fund may do so by following the process below. While quarterly withdrawal windows remain in place, investors will need to **submit a new withdrawal request** for the next window ending 31 August 2009. We recognise the inconvenience this may cause, however this approach allows greater clarity and flexibility around the withdrawal windows. Withdrawal requests can be sent to us in writing:

- by mail or fax if the withdrawal is to be paid to a current nominated account, or
- by mail only, if the withdrawal is to be paid to an account other than the nominated account.

Withdrawal requests, whether in part or in full, will continue to be processed quarterly according to the relevant 'specified withdrawal date' and paid to the nominated account. The specified withdrawal dates are 31 August, 30 November, 28 February and 31 May or the next business day if the specified withdrawal date is not a business day.

Investors should only submit one withdrawal request per withdrawal window. If multiple requests are submitted, we will act on the latest request received and ignore all previous requests. To the extent that there are insufficient 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. Further information about the withdrawal process for the Fund is available in the Q&A on our website [www.ampcapital.com.au](http://www.ampcapital.com.au).

AMP Capital remains committed to acting in the best interests of investors in the Fund. As we continue to actively manage the Fund we will provide further updates on any changes. We thank you for your ongoing support. If you have any questions about the Fund please contact your Account Manager or our Client Services Team on 1800 658 404, between 8.30am and 5.30pm (Sydney time) Monday to Friday.

Yours sincerely,



**Ben Harrop**

Head of Retail Distribution

AMP Capital Investors

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