



AMP Unit Trust

Australasian Property



Fund Update

for the quarter ended 30 September 2018

This fund update was first made publicly available on 29 October 2018

What is the purpose of this update?

This document tells you how the Australasian Property fund has performed and what fees were charged. The document will help you to compare the fund with other funds. AMP Wealth Management New Zealand Limited prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

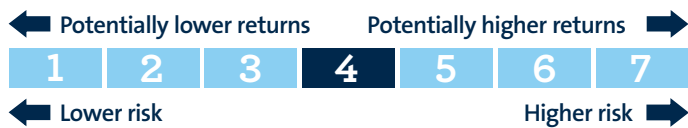
Description of this fund

The fund is a passively managed portfolio that provides access to Australasian property investments through a single fund. It aims to generate medium to high returns over the long term by investing in property securities in New Zealand and Australia. The fund aims to provide a passively managed low tracking error portfolio managed against companies listed on the S&P/NZX All Real Estate (Industry Group) Gross with Imputation Index and the S&P/ASX 200 A-REIT (Sector) (TR) fully hedged to New Zealand dollars.

Total value of the fund	\$1,195,985
The date the fund started	30 August 1996

What are the risks of investing?

Risk indicator for the Australasian Property fund:



The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the fund's assets goes up and down. A higher risk generally means higher potential returns over time, but more ups and downs along the way.

To help you clarify your own attitude to risk, you can seek financial advice or work out your risk profile at today.amp.co.nz/risk-profile-calculator.

Note that even the lowest category does not mean a risk-free investment, and there are other risks that are not captured by this rating.

This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for the past 5 years. While risk indicators are usually relatively stable, they do shift from time to time. The risk indicator will continue to be updated in future fund updates.

Specific risk

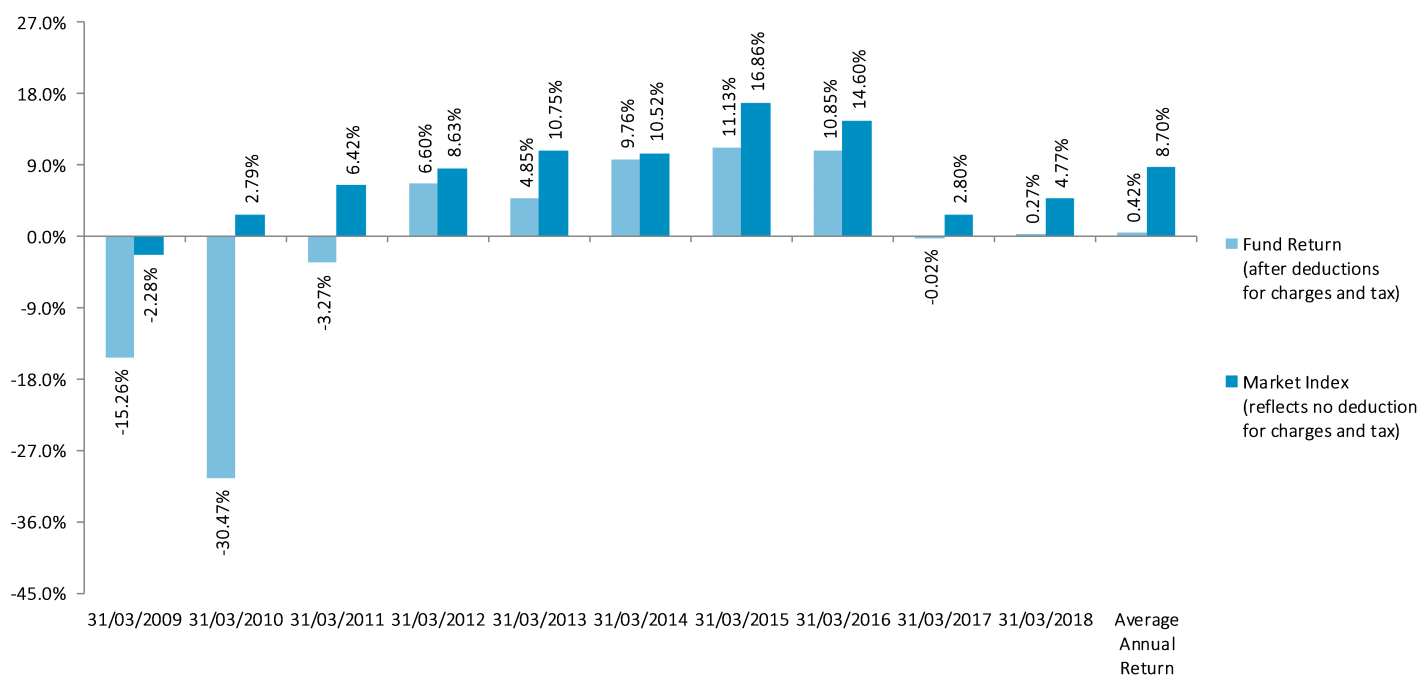
In addition to the general investment risks, you should be aware this fund is concentrated in a particular asset class and not diversified across multiple asset classes. At any given point, market conditions that cause one asset class to perform well may cause another asset class to perform poorly. This could result in negative or lower than expected returns compared to a fund which is diversified across multiple asset classes.

How has the fund performed?

	Average over past 5 years ¹	Past year ¹
Annual return (after deductions for charges and tax)	6.93%	11.85%
Annual return (after deductions for charges but before tax)	6.93%	11.85%
Market index annual return (reflects no deduction for charges and tax)	11.18%	14.89%

The market index annual return is based on 60% S&P/NZX All Real Estate (Industry Group) Gross with Imputation & 40% S&P/ASX 200 A-REIT (Sector) (TR). Additional information about the market index is available on the offer register at disclose-register.companiesoffice.govt.nz. Index disclaimers can be found on the AMP website at amp.co.nz/indexdisclaimers.

Annual return graph



This shows the return after fund charges and tax for each of the last 10 years ending 31 March. The last bar shows the average annual return for the last 10 years, up to 30 September 2018.

Important: This does not tell you how the fund will perform in the future.

What fees are investors charged?

Investors in the Australasian Property fund are charged fund charges. In the year to 31 December 2017 these were:

	% of net asset value
Total fund charges ²	2.98%
Which are made up of -	
Total management and administration charges	2.98%
Including -	
Manager's basic fee ³	2.39%
Other management and administration charges ⁴	0.59%
Total performance-based fees	0.00%
Other charges	Dollar amount per investor or description of how charge is calculated

NIL

Small differences in fees and charges can have a big impact on your investment over the long term.

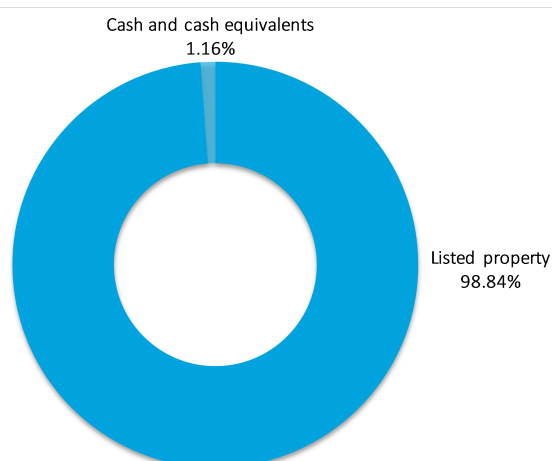
Example of how this applies to an investor

Craig had \$10,000 in the fund at the start of the year and did not make any further contributions. At the end of the year, Craig received a return after fund charges were deducted of \$1,185.00 (that is 11.85% of his initial \$10,000). Craig also paid \$0.00 in other charges. This gives Craig a total return after tax of \$1,185.00 for the year.

What does the fund invest in?

Actual investment mix⁵

This shows the types of assets that the fund invests in.



Target investment mix

This shows the mix of assets that the fund generally intends to invest in.

Asset Type	Allocation
Cash and cash equivalents	0.00%
New Zealand fixed interest	0.00%
International fixed interest	0.00%
Australasian equities	0.00%
International equities	0.00%
Listed property	100.00%
Unlisted property	0.00%
Commodities	0.00%
Other	0.00%

Top 10 investments⁵

Name	Percentage of fund net assets	Asset Type	Country	Credit rating (if applicable)
1 Kiwi Property Group Ltd	13.60%	Listed property	New Zealand	N/A
2 Goodman Property Trust	10.97%	Listed property	New Zealand	N/A
3 Precinct Properties New Zealand Ltd	9.81%	Listed property	New Zealand	N/A
4 Scentre Group	7.34%	Listed property	Australia	N/A
5 Argosy Property Ltd	6.27%	Listed property	New Zealand	N/A
6 Property for Industry Ltd	6.10%	Listed property	New Zealand	N/A
7 Goodman Group	5.76%	Listed property	Australia	N/A
8 Stride Property Group	4.90%	Listed property	New Zealand	N/A
9 Vital Healthcare Property Trust	4.77%	Listed property	New Zealand	N/A
10 Dexus	3.66%	Listed property	Australia	N/A

The top 10 investments make up 73.18% of the fund.

Currency hedging

The Fund will (or will invest in underlying funds that will) hedge the exposure to Australian dollars back to New Zealand dollars if deemed appropriate.

Key personnel

This shows the directors and employees who have the most influence on the investment decisions of the fund.

Name	Current position	Time in current position	Other current position	Time in other current position
Simon John Hoole	Investment Committee Member	1 year and 8 months	Chief Financial Officer, AMP Financial Services	4 years and 9 months
Therese Mary Singleton	Investment Committee Member	3 years and 8 months	General Manager, Advice & Sales, AMP Financial Services	1 year and 9 months
Blair Robert Vernon	Investment Committee Member	7 years and 3 months	Managing Director, AMP Financial Services	1 year and 9 months

Further information

You can also obtain this information and some additional information from the offer register at disclose-register.companiesoffice.govt.nz.

Notes

- 1 Up until 1 January 2018 the return calculations included rebates of management fees which have been paid to qualifying members. From 1 January 2018 the return calculations exclude any rebates paid to qualifying members. The returns shown incorporate the combined returns from both of these calculation methods.
- 2 The Total Fund Charges are inclusive of any applicable GST.
- 3 Qualifying investors may receive a fee rebate on the management fee. These rebates have not been included in the calculation of the total fund charges. To find out if a rebate applies to you, please refer to your regular member statements or contact AMP at the details below.
- 4 The other management and administration charges include estimates of underlying fund charges provided by underlying fund managers. The balance dates of the underlying fund(s) do not align with the balance date of the fund. To estimate the charges, AMP includes the underlying fund charges as at the relevant underlying fund(s) balance date, adjusted (where required) to reflect any material changes advised to AMP by the relevant underlying manager as having occurred during the intervening period.
- 5 The actual investment mix and top ten investments have been calculated excluding cash and cash equivalents held for operational purposes.

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Want to know more?

For more information about the Scheme, please visit amp.co.nz, contact us on 0800 267 111 or talk to your Adviser today. Your Adviser's disclosure statement is available from your Adviser on request and free of charge.