



AMP KiwiSaver Scheme

AMP Property Fund



Fund Update

for the quarter ended 31 December 2016

This fund update was first made publicly available on 13 February 2017

What is the purpose of this update?

This document gives you information about the AMP Property Fund, including its target investment mix and what fees are 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

This is a single sector fund that aims to achieve long term capital growth through exposure to listed property and other property securities in New Zealand and around the world.

Total value of the fund	\$851,510
Number of investors in the fund	90
The date the fund started	28 July 2016

What are the risks of investing?

Risk indicator for the AMP Property Fund¹:



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 <http://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 reflected in the fund's risk indicator, 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 do well may cause another asset class to do badly. 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?

	Past year
Annual return (after deductions for charges and tax)	Not applicable
Annual return (after deductions for charges but before tax)	Not applicable
Market index annual return (reflects no deduction for charges and tax)	7.73%

The market index annual return is based on 32% NZX Property Index, 8% S&P/ASX 200 A-REIT Index and 60% FTSE EPRA/NAREIT Developed Rental Index. Additional information about the market index is available on the offer register at www.companiesoffice.govt.nz/disclose.

What fees are investors charged?

Investors in the AMP Property Fund are charged fund charges. Our estimate of the fund charges as at 31 December 2016 are:

	% of net asset value
Total fund charges (estimated) ²	1.19%
Which are made up of -	
Total management and administration charges (estimated) ²	1.19%
Including -	
Manager's basic fee	1.03%
Other management and administration charges	0.16%
Total performance-based fees	0.00%
Other charges	Dollar amount per investor or description of how charge is calculated
Member fee ³	\$23.40

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the 'fees and other charges' document on the entry relating to the offer of interests in the AMP KiwiSaver Scheme maintained on the offer register (www.companiesoffice.govt.nz/disclose) for more information about those fees.

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

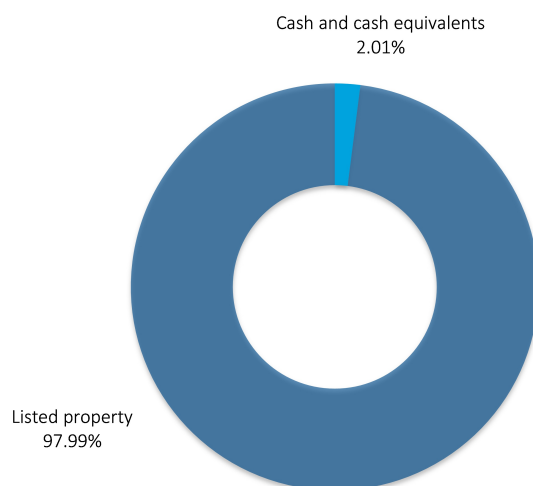
Example of how this applies to an investor

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 \$773.00 (that is 7.73% of his initial \$10,000). Craig also paid \$23.40 in other charges. This gives Craig a total return after tax of \$749.60 for the year.⁴

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	7.78%	Listed property	New Zealand	N/A
2 Simon Property Group Inc	5.22%	Listed property	United States	N/A
3 Precinct Properties New Zealand Ltd	4.90%	Listed property	New Zealand	N/A
4 Scentre Group	4.74%	Listed property	Australia	N/A
5 Goodman Property Trust	4.20%	Listed property	New Zealand	N/A
6 Public Storage	3.47%	Listed property	United States	N/A
7 Argosy Property Ltd	3.14%	Listed property	New Zealand	N/A
8 Stride Property Group	2.78%	Listed property	New Zealand	N/A
9 Westfield Corp	2.64%	Listed property	Australia	N/A
10 Vital Healthcare Property Trust	2.40%	Listed property	New Zealand	N/A

The top 10 investments make up 41.27% of the fund.

Currency hedging

The Fund will (or will invest in underlying funds that will) hedge foreign currency exposure back to New Zealand dollars.

Key personnel

This shows the directors and employees who have the most influence on the investment decisions of the fund⁶.

Name	Current position	Time in current position	Other current position	Time in other current position
Elaine Jennifer Campbell	Investment Committee Member	1 year and 5 months	General Counsel, AMP Financial Services	1 year and 8 months
Sean Henaghan	Investment Committee Member	0 years and 11 months	Chief Investment Officer, Multi Asset Group, AMP Capital	3 years and 0 months
Anthony George Regan	Investment Committee Member, Chairperson	9 years and 4 months	Managing Director, AMP Financial Services	9 years and 4 months
Therese Mary Singleton	Investment Committee Member	1 year and 11 months	General Manager, Insurance and Investments, AMP Financial Services	2 years and 0 months
Blair Robert Vernon	Investment Committee Member	5 years and 6 months	Director of Retail Financial Services, AMP Financial Services	0 years and 1 month

Further information

You can also obtain this information, the PDS for the AMP KiwiSaver Scheme, and some additional information from the offer register at www.companiesoffice.govt.nz/disclose.

Notes

- 1 As the fund started on the date noted above, actual returns for the last five years are not available. To calculate the risk indicator a combination of actual returns and market index returns have been used. Actual returns have been used from the start of the month after the fund started, and market index returns have been used to complete the five year period. As a result of market index returns being used, the risk indicator may provide a less reliable indicator of the potential future volatility of the fund.
- 2 As the fund started on 28 July 2016, historical fee information for the most recent scheme year is not available. The total fund charges shown include our best estimates of the amount of costs and expenses that will be charged to the fund. These have been estimated as a percentage of the fund's net asset value and include both expenses expected to be incurred by the fund and fees (and costs) expected to be charged by the managers of the underlying funds in which the fund invests. These include fees for audit, printing and distribution, regulatory compliance, IT costs, administration manager charges, performance fees charged by unrelated underlying funds and other professional service fees. These fees have been determined using estimates provided by the underlying fund managers, our experience with the Scheme and a presumption that total fund charges will increase over the Scheme's next accounting period to 31 March 2017 as a result of increased regulatory costs and administration manager charges.
- 3 Note that the amount of the member fee could be less for some members - check with your adviser to see whether a discount applies to you.
- 4 As the fund started on 28 July 2016, this calculation is based on the market index return for the past year and treats all investment returns as taxable.
- 5 The top ten investments and actual investment mix have been calculated excluding cash and cash equivalents held for operational purposes.
- 6 These individuals are members of the AMP Financial Services Investment Committee. The other members are Grant David Hassell (Managing Director, AMP Capital New Zealand) and Jeffery Darren Ruscoe (Chief Customer Officer, AMP Financial Services). This Committee makes investment decisions in relation to the fund on behalf of the Manager. Members do not participate in any decisions where a conflict of interest arises.

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Want to know more?

For more information about the Scheme, please visit amp.co.nz/kiwisaver, contact us on 0800 AMP KIWI (0800 267 5494) or talk to your Adviser today. A disclosure statement is available from your Adviser on request and free of charge.