

# FUND UPDATE

FOR THE QUARTER ENDED 30 SEPTEMBER 2021

## AMP Capital Investment Funds Australasian Property Index Fund

This fund update was first made publicly available on: 29 October 2021

### What is the purpose of this update?

This document tells you how the Australasian Property Index Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. AMP Investment Management (N.Z.) 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 low tracking error portfolio that provides access to Australasian listed property investments through a single fund. The portfolio invests in listed property securities in New Zealand and Australia, either direct or through managed funds, with the objective of generating medium to high returns over the long term.

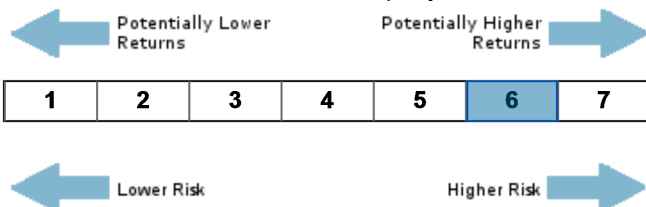
Australian dollar exposure is fully hedged back to New Zealand dollars.

The performance objective of the fund is 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 Accumulation Index fully hedged to New Zealand dollars.

<b>Total value of the fund</b>	NZ\$42,278,734
<b>The date the fund started</b>	01 June 1995

### What are the risks of investing?

Risk indicator for the Australasian Property Index 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 [www.sorted.org.nz](http://www.sorted.org.nz).

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 5 year period to 30 September 2021. 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.

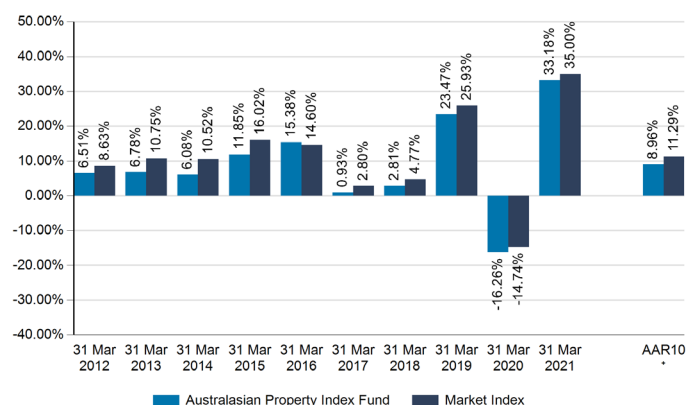
See the Product Disclosure Statement (PDS) for more information about the risks associated with investing in this fund.

### How has the fund performed?

	Average over past 5 years	Past year
<b>Annual return<sup>1</sup> (after deductions for charges and tax)</b>	8.03%	15.55%
<b>Annual return<sup>1</sup> (after deductions for charges but before tax)</b>	9.03%	16.86%
<b>Market index annual return<sup>1</sup> (reflects no deduction for charges and tax)</b>	10.05%	18.28%

The market index annual return is based on the 60% S&P/NZX All Real Estate (Industry Group) Gross with Imputation Index and 40% S&P/ASX 200 A-REIT Accumulation Index fully hedged to NZD. Additional information about the market index is available on the offer register at [www.companiesoffice.govt.nz/disclose](http://www.companiesoffice.govt.nz/disclose).

### Annual Return Graph<sup>2,3</sup>



\* Average Annual Return for the last 10 years to 30 September 2021

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 2021.

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

Returns in this update are after tax at the highest prescribed investor rate (PIR) of tax for an individual New Zealand resident. Your tax may be lower.

### What fees are investors charged?

Investors in the Australasian Property Index Fund are charged fund charges. In the year to 31 March 2021 these were:

	% of net asset value
<b>Total fund charges</b>	0.42%
Which are made up of:	
<b>Total management and administration charges</b>	0.42%
Including:	
Manager's basic fee (excluding GST)	0.35%
Other management and administration charges (including GST)	0.07%

Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the AMP Capital Investment Funds Index Funds on the offer register at [www.companiesoffice.govt.nz/disclose](http://www.companiesoffice.govt.nz/disclose) for more information about those fees.

### Example of how this applies to an investor<sup>4</sup>

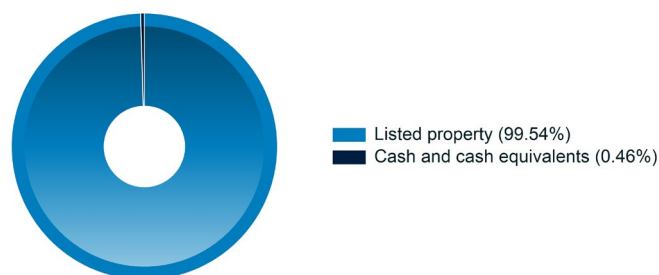
Small differences in fees and charges can have a big impact on your investment over the long term.

Jeff 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, Jeff received a return after fund charges were deducted of \$3,339 (that is 33.39% of his initial \$10,000). This gives Jeff a total return after tax of \$3,318 for the year.

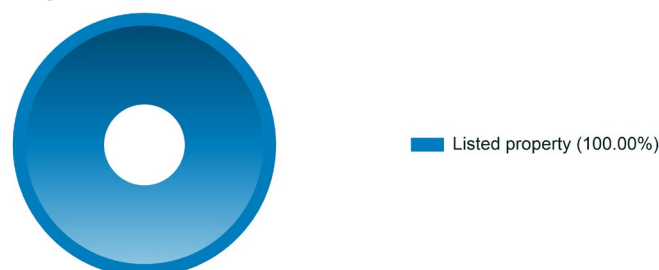
### What does the fund invest in?

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

#### Actual investment mix



#### Target investment mix



### Top 10 investments

	Name	% of Fund net assets	Type	Country	Credit Rating (if applicable)
1	Goodman Property Trust	12.23%	Listed property	New Zealand	N/A
2	Goodman Group	10.87%	Listed property	Australia	N/A
3	Precinct Properties New Zealand Ltd	9.81%	Listed property	New Zealand	N/A
4	Kiwi Property Group Ltd	8.73%	Listed property	New Zealand	N/A
5	Property for Industry Ltd	7.12%	Listed property	New Zealand	N/A
6	Argosy Property Ltd	6.63%	Listed property	New Zealand	N/A
7	Vital Healthcare Property Trust	5.70%	Listed property	New Zealand	N/A
8	Stride Property Group	5.59%	Listed property	New Zealand	N/A
9	Scentre Group	4.65%	Listed property	Australia	N/A
10	Mirvac Group	3.53%	Listed property	Australia	N/A

The top 10 investments make up 74.86% of the fund.

## Key personnel

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
1 Rebekah Swan	Managing Director and Head of Client Services, AMP Capital Investors (New Zealand) Limited	11 months	ESG Investment Specialist, NZ and Head of Product, AMP Capital Investors (New Zealand) Limited	1 year 8 months
2 Vicky Hyde-Smith	Head of Fixed Income, AMP Capital Investors (New Zealand) Limited	4 years 7 months	Co-Head of Fixed Income, AMP Capital Investors (New Zealand) Limited	10 months
3 Grant Hassell	Global Head of Fixed Income, AMP Capital Investors Limited	2 years 10 months	Managing Director, AMP Capital Investors (New Zealand) Limited	3 years 8 months
4 Michael Gray	Head of Investments NZ, AMP Capital Investors (New Zealand) Limited	6 months	Founder of MJ Gray Consulting Limited	6 months
5 Trent Loi	Portfolio Manager, Market Solutions, AMP Capital Investors Limited	7 years 10 months	Senior Analyst, AMP Capital Investors Limited	1 year 8 months

## Further information

You can also obtain this information, the PDS for the AMP Capital Investment Funds Index Funds, and some additional information from the offer register at [www.companiesoffice.govt.nz/disclose](http://www.companiesoffice.govt.nz/disclose).

## Notes

1. These returns are for the periods ending 30 September 2021.
2. The bar chart shows fund returns after the deduction of fees and tax, however, the market index returns are shown before any fees or tax are deducted.
3. Previously, the Australasian Property Index Fund was invested in accordance with a different set of investment guidelines which provided for exposure to direct property through investment in the AMP Capital Property Portfolio, a wholesale property fund managed by AMP Capital. With full effect from 1 April 2015, the investment guidelines were changed to their current parameters. This change in investment guidelines could significantly affect the comparability of returns with previous periods.
4. The returns and tax calculations used in this example are the actual fund returns and tax charges (or rebates) for the year ended 31 March 2021. Net of tax returns can be more than gross of tax returns where, due to the fund's tax position, it receives a tax rebate rather than paying tax.

## CONTACT US

If you have any enquiries about your investment or any of AMP Capital's products or services please call us on 0800 400 499.