

Australian Property Fund

ARSN: 096 853 619

11 April 2022

Product Disclosure Statement changes

We're making changes to the Australian Property Fund ('Fund') that will be reflected in the new Product Disclosure Statement (PDS), available from the fund page on our [website](#) from 11 April 2022.

The key changes include, but are not limited to:

- The appointment of AMP Capital Funds Management Limited as responsible entity
- Updated indirect costs
- Withdrawals and distributions no longer paid by cheque
- New mailing address.

Details of the changes are provided below. Before making any investment decisions, we recommend you read the information in the relevant PDS about the benefits and risks of investing, and the other features of the Fund.

The appointment of AMP Capital Funds Management Limited as responsible entity

On 11 April 2022, National Mutual Funds Management Ltd (ABN 32 006 787 720) retired as responsible entity of the Fund and AMP Capital Funds Management Limited (ABN 15 159 557 721) was appointed as the replacement responsible entity. Both companies are currently members of the AMP Group.

We believe this change is beneficial, as AMP Capital Funds Management Limited is a dedicated responsible entity, specialised in real estate and infrastructure funds.

You can read more about the change in the unitholder notice provided to you previously. Importantly, there's no material change to the way your investment is managed.

Updated estimates of indirect costs

While there have been no changes to the fee structure that applies, our estimates of certain fees and costs have been updated following our latest review, to ensure they accurately reflect the costs of managing the Fund.

Full details can be found in the PDS. As always, we recommend you read this document to understand the main benefits and risks of investing, along with other features of the Fund.

Withdrawals and distributions no longer paid by cheque

We'll no longer pay withdrawals and distributions by cheque. All withdrawals and distributions need to be paid into a nominated account. If you haven't previously provided us details of the account you'd like withdrawals and distributions paid into, please complete the [Change of Details form](#) available on our website, and return it to us.

New mailing address

The Reply Paid address to send us your applications has changed to:

Reply Paid 125

PARRAMATTA NSW 2124

We're here to help

If you have any questions about this update, please contact your Client Account Manager or our Client Services team on **1800 658 404**, between 8.30am and 5.30pm (Sydney time) Monday to Friday, or email clientservices@ampcapital.com.

Yours sincerely,



Danielle Wong
Head of Global Client Services
AMP Capital Investors Limited

[ampcapital.com](https://www.ampcapital.com)

Important Notice: Investors should consider the Product Disclosure Statement (PDS) available from AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232497) (AMP Capital) for the Australian Property Fund (Fund) before making any decision regarding the Fund. AMP Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426455) is the responsible entity of the Fund and the issuer of units in the Fund. The PDS contains important information about investing in the Fund and its important investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. A target market determination has been made in respect of the Fund and is available at <https://www.ampcapital.com/tmd>. AMP Capital Funds Management Limited has not prepared this information and makes no representation or warranty as to the accuracy or completeness of any statement in it. None of the responsible entity, AMP Capital or 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 makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This information has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. Investors 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. This information is solely for the use of the party to whom it is provided and must not be provided to any other person or entity without the express written consent of AMP Capital. This document is not intended for distribution or use in any jurisdiction where it would be contrary to applicable laws, regulations or directives and does not constitute a recommendation, offer, solicitation or invitation to invest.