

# AMP Capital Core Property Fund

## Class H – APIR Code AMP1074AU

### PRODUCT DISCLOSURE STATEMENT UPDATE

18 December 2020

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#### BACKGROUND

The purpose of this document is to update fees and costs information relating to the AMP Capital Core Property Fund (the Fund), contained in the Product Disclosure Statement (PDS) for the Fund, dated 9 October 2019, issued by The Trust Company (RE Services) Limited ABN 45 003 278 831, AFSL 235150.

Our calculations of fees and costs of the Fund are regularly reviewed to ensure they accurately reflect the costs of managing the Fund. Following our latest review, this information will be updated to reflect our most recent figures.

This PDS Online Update should be read together with the PDS dated 9 October 2019, available on [www.ampcapital.com](http://www.ampcapital.com) (go to the Fund page) or by calling Client Services on 1800 658 404, 8.30am – 5.30pm Sydney time, Monday to Friday.

The PDS contains important information about investing in the Fund and it is important that the investors read the PDS before making a decision about whether to acquire or continue to hold or dispose of units in the Fund. This document has been prepared for the purpose of providing general information, without taking into account 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 their objectives, financial situation and needs.

As at the date of this document, the following changes are made to the AMP Capital Core Property Fund PDS, dated 9 October 2019:

#### UPDATE TO PRODUCT DISCLOSURE STATEMENT

On page 4 of the PDS, the 'Management costs' in the 'At a glance' table is updated to 1.66%.

On page 12 of the PDS, Table 1 is replaced by the following Table 1:

**Table 1**

**AMP Capital Core Property Fund**

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
<b>Fees when your money moves in or out of the managed investment product</b>		
<b>Establishment fee</b> The fee to open your investment.	Nil	Not applicable
<b>Contribution fee</b> The fee on each amount contributed to your investment.	Nil	Not applicable
<b>Withdrawal fee</b> The fee on each amount you take out of your investment.	Nil	Not applicable
<b>Exit fee</b> The fee to close your investment.	Nil	Not applicable
<b>Management costs<sup>1</sup></b>		
The fees and costs for managing your investment	1.66% pa of the Fund's net assets	Management costs are comprised of: <ul style="list-style-type: none"> <li>a <b>management fee</b><sup>2</sup> – calculated daily and paid monthly out of the Fund's assets and reflected in the unit price.</li> <li><b>indirect costs</b><sup>3</sup> – paid out of the Fund's assets or interposed vehicle's<sup>4</sup> assets once the cost is incurred and reflected in the unit price. Calculated on the basis of the Responsible Entity's reasonable estimate or knowledge of such costs.</li> </ul>
<b>Service fees</b>		
<b>Switching fee</b> The fee for changing investment options.	Nil	Not applicable

1. This amount comprises the management fee and estimated indirect costs. The sum of these figures may differ to the total management costs, due to rounding. For more information about management costs, see 'Management costs' under the heading 'Additional explanation of fees and costs'.
2. The management fee may be negotiated with investors who are wholesale clients for the purposes of the Corporations Act. See 'Differential fees' under the heading 'Additional explanation of fees and costs'.
3. For more information on the meaning and calculation of indirect costs, see 'Indirect costs' under the heading 'Additional explanation of fees and costs'.
4. For more information on the meaning of interposed vehicles, see 'Indirect costs' under the heading 'Additional explanation of fees and costs'.

On page 13 of the PDS, Table 2, is replaced by the following:

**Table 2**

EXAMPLE – AMP Capital Core Property Fund		BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING THE YEAR
<b>Contribution fees</b>	<b>Nil</b>	For every additional \$5,000 you put in, you will be charged \$0.
<b>Plus</b> Management costs <sup>1</sup>	1.66% pa of the Fund's net assets	<b>And</b> , for every \$50,000 you have in the Fund you will be charged \$830 <sup>2</sup> each year.
<b>Equals</b> Cost of the Fund <sup>3</sup>		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged a fee of:  <b>\$830<sup>2</sup></b>  <b>What it costs you will depend on the fund you choose and the fees you negotiate.</b>

1. Management costs are expressed as a percentage of the Fund's net assets. Management costs are made up of a management fee of 1.54% pa and estimated indirect costs of 0.11% pa. The sum of these figures may differ to the total management costs, due to rounding.
2. This cost does not include the management costs charged on the additional \$5,000 investment. The additional management costs would be \$83 if you had invested the \$5,000 for a full 12 months.
3. This cost does not include any advice fees paid to your financial adviser.

On page 13 of the PDS, the 'Management costs components' table and the 'Management fee' section are replaced by the following:

FEES AND COSTS AT FUND LEVEL		INDIRECT COSTS (% PA)	
Management fee (%pa)	Recoverable expenses <sup>1</sup>	Estimated performance-related fee	Estimated other indirect costs
1.54%	0.05%	0.02%	0.05%

1. The recoverable expenses are the expenses reimbursed from the Fund in the financial year ended 30 June 2020. Past recoverable expenses reimbursed from the Fund may not be a reliable indicator of future recoverable expenses. See the 'Recoverable expenses' section for further information.

### Management fee

The management fee is charged by the Responsible Entity for managing and operating the Fund. The management fee charged is 1.40% pa of the gross value of assets in which the Fund has an interest, including both assets held directly in the Fund and in the underlying funds, where the relevant underlying fund charge a management fee to its direct investors on a gross value basis. The Fund's current gearing level (including borrowing in the relevant underlying funds) means that the management fee is 1.54% pa when stated on the net asset value of the Fund, as shown in the table above. If the gearing level changes in future, the fee rate on net asset value will also vary.

On page 14 of the PDS, the section titled 'Transactional and operational costs' is replaced with the following:

### Transactional and operational costs

The Fund incurs transactional and operational costs when dealing with the assets of the Fund. Transactional and operational costs may include transactional brokerage, clearing costs, stamp duty, the buy and sell spreads of any underlying fund and the costs of (or transactional and operational costs associated with) derivatives. These costs will differ according to the type of assets in the Fund, or the purpose for which any derivatives are acquired, and will be paid out of the Fund's assets.

Transactional and operational costs also include property management costs in relation to the management of real estate assets of the Funds or underlying funds, including the costs of rates and utilities and other property operating costs and maintenance costs relating to those assets, excluding those costs recovered from tenants for their benefit.

We estimate the Fund's transactional and operational costs to be approximately 0.46% of the net assets of the Fund.

### Buy and sell spreads

Transactional and operational costs associated with dealing with the Fund's assets may be recovered by the Fund from investors, in addition to the fees and costs noted in Table 1.

Investments and withdrawals in the Fund may incur buy and sell spreads, which are designed to ensure, as far as practicable, that any transactional and operational costs incurred as a result of an investor entering or leaving the Fund are borne by that investor, and not other investors.

Buy and sell spreads are calculated based on the actual or estimated costs the Fund may incur when buying or selling assets. They will be influenced by our experience of the costs involved in trading these assets or the costs that the Fund has actually paid, and will be reviewed whenever necessary to ensure they remain appropriate.

When you enter or leave the Fund, any buy or sell spread applicable at that time is a cost to you, additional to the fees and costs noted in Table 1, and is reflected in the unit price. The buy and sell spreads are retained within the Fund, as assets of the Fund; they are not fees paid to the Responsible Entity, AMP Capital or any investment manager.

The buy spread is taken out of application amounts. The sell spread is taken out of withdrawal amounts. As at the date of this document, a buy spread of 0.13% and a sell spread of 0.13% apply to the Fund.

Based on the buy and sell spreads noted above, an investment of \$50,000 would incur a buy spread of \$65, and a withdrawal of \$50,000 would incur a sell spread of \$65. This is an example only; it is not an estimate or forecast. The actual buy and/or sell spreads may be higher or lower.

Current buy and sell spreads can be obtained online at [www.ampcapital.com/spreads](http://www.ampcapital.com/spreads) or by contacting us.

If investments and withdrawals in the Fund incur buy and sell spreads, we estimate that a buy spread of 0.13% and a sell spread of 0.13% will recover all of the Fund's transactional and operational costs incurred due to investor activity. However, the balance of the Fund's transactional and operational costs will be borne by the Fund from the Fund's assets without any recovery from individual investors and reflected in the Fund's unit prices.

The following table shows a breakdown of the total estimated transactional and operational costs and how these are borne by investors.

Total estimated transactional and operational costs	0.46%
Estimated transactional and operational costs offset by buy/sell spreads	0.05%
Estimated transactional and operational costs borne by the Fund	0.42%

On page 15 of the PDS, the section titled 'Other costs' is replaced with the following:

## Other costs

### Borrowing costs

Borrowing costs (or gearing costs) are the costs associated with borrowing money or securities (such as interest, establishment fees, government charges and stock borrowing fees). Borrowing costs are paid out of the Fund's assets or the underlying fund's assets (as the case may be) and reflected in the unit price.

We estimate these borrowing costs to be 0.43% of the Fund's net assets. These costs will be paid out of the Fund's assets and are additional to the fees and costs noted in Table 1 above.

### Costs related to certain specific assets or activities to produce income

The Fund may also incur costs (related to certain specific assets or activities to produce income) that an investor would incur if they invested directly in a similar portfolio of assets. These costs will be paid out of the Fund's assets and are additional to the fees and costs noted in Table 1 above.

## CONTACTING AMP CAPITAL

Further information can be obtained by contacting AMP Capital.

### Client Services

T: 1800 658 404  
8.30 am - 5.30 pm, Sydney time, Monday to Friday

E: [clientservices@ampcapital.com](mailto:clientservices@ampcapital.com)

W: [www.ampcapital.com](http://www.ampcapital.com)

**Important note:** The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) (TRUSTCO) is the responsible entity of the Fund and the issuer of the units in the Fund. To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) for the Fund from AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232 497) (AMP Capital). The PDS contains important information about investing in the Fund and it is important that investors read the PDS before making a decision about whether to acquire or continue to hold or dispose of units in the Fund. Neither AMP Capital, TRUSTCO 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 update. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this update, AMP Capital makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This update 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 update, and seek professional advice, having regard to their objectives, financial situation and needs.