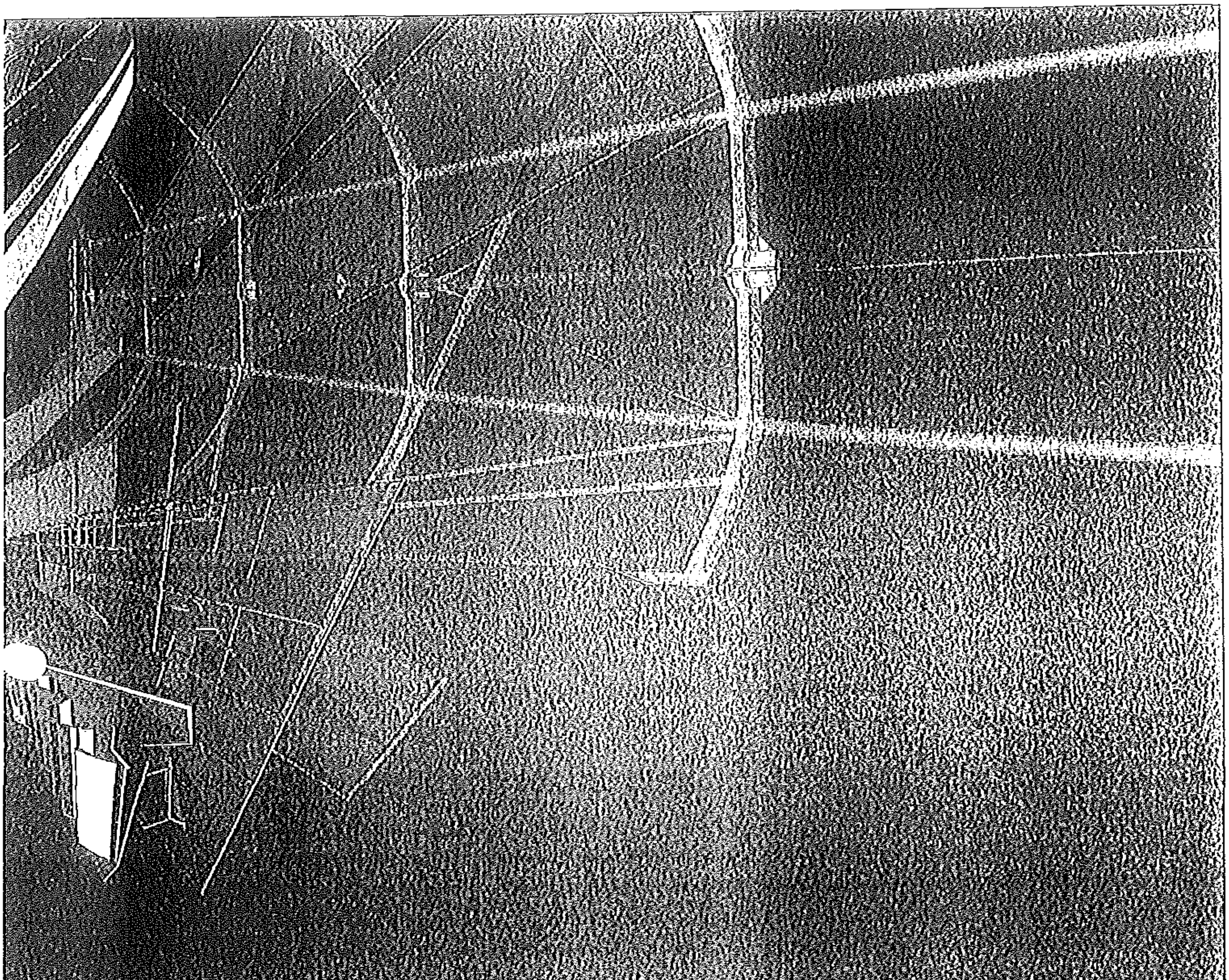

# AMP Capital Shopping Centre Fund

## Information Memorandum

Issued 25 July 2013
Issued by AMP Capital Funds Management Limited
ABN 15 159 557 721
AFSL 426455

AMP CAPITAL

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# AMP Capital Shopping Centre Fund

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| Issued | 25 July 2013 |
| Issuer and responsible entity | AMP Capital Funds Management Limited – referred to in this Information Memorandum as 'the Responsible Entity'. |
| Investment manager | AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232497) – referred to in this Information Memorandum as 'AMP Capital', 'we' or 'us'. |
| Fund | AMP Capital Shopping Centre Fund (ARSN 103 738 834) |
| Unit class | Wholesale |

## Contents



## Important information

AMP Capital Funds Management Limited is the responsible entity of the AMP Capital Shopping Centre Fund, (the Fund), and issuer of this Information Memorandum. AMP Capital has been appointed by the Responsible Entity to provide investment management and associated services in respect of the Fund. No company in the AMP Group other than the Responsible Entity is responsible for the preparation and issue of this Information Memorandum or for any statements or representations made in this Information Memorandum.

The Fund is a managed investment scheme structured as a unit trust and registered under the Corporations Act 2001 (Cwlth), referred to in this Information Memorandum as 'the Corporations Act'.

This Information Memorandum is not a Prospectus or Product Disclosure Statement for the purposes of the Corporations Act and has not been lodged with the Australian Securities and Investments Commission.

The offer in this Information Memorandum is available only to eligible persons as set out in this Information Memorandum, who receive the Information Memorandum (including electronically) within Australia. We can only accept applications signed and submitted from within Australia. We cannot accept cash.

Unless otherwise specified, all dollar amounts in this Information Memorandum are Australian dollars.

No representation or warranty, express or implied, is made in relation to the accuracy or completeness of the information provided in this Information Memorandum or any other information concerning AMP Capital otherwise provided to recipients. By accepting a copy of this Information Memorandum, you agree to be bound by the limitations set out in this disclaimer.

### Jurisdictions outside Australia

This Information Memorandum is not intended to constitute an offer in any jurisdiction outside of Australia where, or to any person to whom, it would not be lawful to make such an offer.

No action has been taken to register or qualify the units in the Fund or the offer of units in the Fund, or otherwise to permit an offering of the units in any jurisdiction outside Australia. The distribution of this Information Memorandum (electronically or otherwise) in jurisdictions outside Australia is limited and may be restricted by law.

Anyone coming into possession of this Information Memorandum should seek advice on its provision and distribution, and observe any relevant legal restrictions on using, providing or distributing it. Failure to comply with such restrictions may constitute a violation of applicable securities law. It is your responsibility to comply with any laws of any country relevant to your subscription for units in the Fund.

## About this Information Memorandum

This Information Memorandum contains important information about investing in the AMP Capital Shopping Centre Fund. This information is of a general nature only and does not take into account your individual investment objectives, financial situation or needs. Before making a decision about investing or reinvesting in the Fund you are encouraged to:

- read this Information Memorandum and associated documents such as the Fund's constitution
- conduct your own independent investigations and analysis of the Fund, and
- obtain appropriate financial, legal and tax advice.

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# About AMP Capital

AMP Capital, investment manager for the Fund, is one of the largest investment managers in Asia Pacific. As part of the AMP Group we share a heritage that spans over 160 years.

Our home strength in Australia and New Zealand has enabled us to grow internationally, and today we have operations established in Bahrain, China, Hong Kong, India, Japan, Luxembourg, the United Kingdom and the United States. We also collaborate with a network of global investment partners, leveraging our shared capabilities to provide greater access to new investment opportunities.

Our asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for clients. That is why our clients trust us to invest over $130 billion* on their behalf, across a range of single sector and diversified funds.

* At 31 March 2013

# About the AMP Capital Shopping Centre Fund



## Overview

The AMP Capital Shopping Centre Fund offers investors access to an established portfolio of prime shopping centre properties in Australia and New Zealand, diversified by retail subsector, location and length of lease.

The Fund is designed to deliver consistent performance through:

- stable income streams from property leases, and
- capital growth that can result from a demand for quality retail properties.

With a history of high occupancy rates, and stable income streams, supported by leases to some of the major retailers in Australia and New Zealand, the Fund is well placed to continue to generate strong returns against its performance benchmark.

### Property selection and development

We apply a disciplined, research-driven approach to property selection, with the flexibility to remain opportunistic to take advantage of the availability of prime properties.

Risk is mitigated through diversification, with the Fund currently investing in shopping centres that have major retail tenants across New South Wales, Victoria, Western Australia, South Australia and New Zealand.

Property development provides the opportunity to add value and improve the quality of the Fund's assets. Development is through refurbishing or extending existing shopping centres, or developing new shopping centres.

### Property management capabilities

With integrated asset, development, transaction, debt advisory and investment management teams we are able to add value through:

- our in-house retail property management business, which includes services such as leasing, development and centre management
- access to high quality research and analysis of property markets and economic trends, and
- our experience in sourcing investments.

The Fund's current assets are listed in 'Fund profile' section of this Information Memorandum.