


AMP Capital Global Property Securities Fund

Fact sheet | 31 January 2021

| Fund facts | |
|--|--|
| Asset class | Property - international |
| Tax aware level |  Enhanced |
| Inception date | 1 May 2008 |
| Investment menu code | UF05A |
| APIR code | ALL0021AU |
| Investment management costs ¹ | 0.98%p.a. |
| Buy/sell spread | 0.30% / 0.30% |
| Suggested minimum investment period | 5 Years |
| Risk level | 7 - Very High |
| Underlying strategy | AMP Capital Global Property Securities Fund (APIR: AMP0974AU) |

Investment objective

To provide total returns (income and capital growth) after investment costs and before tax, above the FTSE EPRA/NAREIT Developed Index Hedged in AUD Net Total Return Index on a rolling three-year basis.

Investment approach

To take advantage of global real estate market conditions, as well as country-specific opportunities, the fund's investment style combines a stock-specific (bottom-up) selection process complemented by a macroeconomic (top-down) approach to regional and country allocations.

About the investment manager

AMP Capital is a global investment manager with a large presence in Australia. As part of the AMP Group, they share a heritage that spans over 170 years. Its home strength in Australia and New Zealand has enabled it to grow internationally, and today it has operations established in the Dubai, China, Hong Kong, India, Ireland, Japan, Luxembourg, the United Kingdom and the United States. It also collaborates with a network of global investment partners, leveraging their shared capabilities to provide greater access to new investment opportunities. Their asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for their clients. That is why AMP Capital clients trust them to invest over A\$189.3 billion (as at 30 June 2018) on their behalf, across a range of single sector and diversified funds

Performance² (after tax and fees)

| | Performance % (before administration fee) | Performance % (after administration fee) ³ |
|----------------------|--|--|
| 1 month | -0.89 | -0.91 |
| 3 months | 7.68 | 7.67 |
| 6 months | 4.92 | 4.92 |
| 1 year | -9.62 | -10.22 |
| 2 years p.a. | 0.78 | 0.18 |
| 3 years p.a. | 1.81 | 1.21 |
| 5 years p.a. | 2.60 | 2.00 |
| 10 years p.a. | 5.13 | 4.53 |
| Since inception p.a. | 3.13 | 2.53 |

Notes

¹ Includes the investment manager's fees, estimated performance fee (if applicable), estimated expense recoveries and other indirect costs as a percentage of total average assets of the investment option as at 27 October 2020, but excludes indirect transactions and operation costs (refer to current PDS for further information).

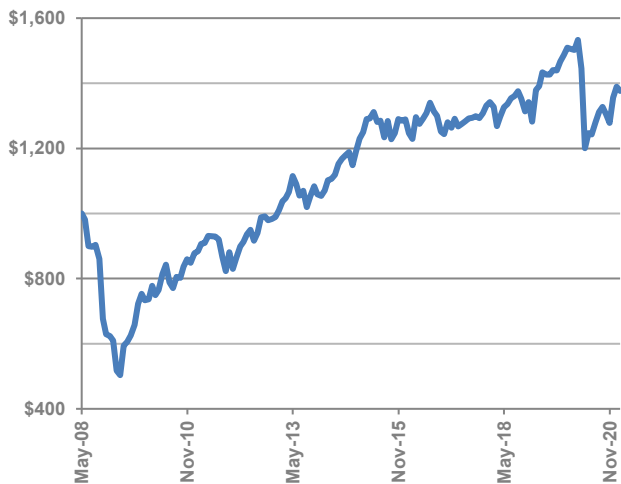
² Past performance is not an indicator of future performance.

³ Generation Life administration fee is deducted directly from the investment option before unit prices are declared.

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Growth of \$1,000 since inception



Investment guidelines

| | Range |
|-----------------|---------|
| Cash | 0-20% |
| Listed property | 90-100% |

Actual asset allocation⁴

| | % |
|----------|--------|
| Cash | 2.64 |
| Property | 82.79 |
| Shares | 14.57 |
| Total | 100.00 |

Notes

⁴ Asset allocations are updated quarterly.

Investor services

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Adviser services

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Important notice: Generation Life Limited (Generation Life) AFSL 225408 ABN 68 092 843 902 is the issuer of Investment Bonds (IB). In deciding to acquire an IB or to hold an IB (including switching between investment options), you should obtain the relevant PDS and consider its content. We recommend that you obtain financial, legal and taxation advice before making any investment decision, including switching investment options. Generation Life does not guarantee (whether expressly or impliedly) investment returns or the return of capital invested when investing in IB investment options. The information provided does not take account of your objectives, financial situation or needs. Past performance is not an indicator of future performance. Performance is measured by unit price movements (after tax and fees). The above-listed information is correct up to and including 31 January 2021 only.