


AMP Capital Global Property Securities Fund

Fact sheet | 31 May 2021

Fund facts	
Sector	International property
Tax aware level	 Tax Enhanced
Inception date	1 May 2008
Fund code	UF05A
Generation Life APIR code	ALL0021AU
Investment management costs¹	0.97%p.a.
Buy/sell spread	0.25%/0.25%
Suggested minimum investment period	5 Years
Risk level	6 - High
Underlying strategy APIR code	AMP0974AU

Investment objective

Aims 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 macroeconomic (top-down) approach to regional and country allocations, with a stock specific (bottom-up) selection process, with the objective of identifying global listed property securities that show the potential for high returns over the long term.

About the investment manager

AMP Capital is a global investment manager with a large presence in Australia. As part of the AMP Group, AMP Capital shares 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. AMP Capital also collaborates with a network of global investment partners, leveraging their shared capabilities to provide greater access to new investment opportunities. AMP Capital's asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for clients. That is why its clients trust them to invest over A\$192.4 billion (as at 31 March 2020) on their behalf, across a range of single sector and diversified funds.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	1.26	1.21
3 months	8.87	8.72
6 months	13.34	13.04
1 year	23.98	23.38
3 years p.a.	5.49	4.89
5 years p.a.	4.10	3.50
Since inception p.a.	3.92	3.32

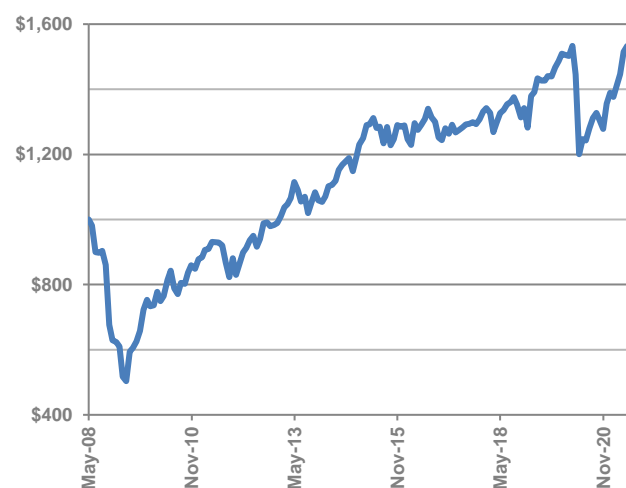
Notes

- Investment management costs include investment manager's fees, estimated investment expense recoveries and other indirect investment costs as a percentage of the total average assets of the investment option based on latest available information, but excludes indirect transaction and operational costs.
- Past performance is not an indicator of future performance.
- The 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	0-10%
Listed property	90-100%

Actual asset allocation⁴

	%
Cash	-
Property	86.68
Shares	13.32
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).