

AMP CAPITAL GLOBAL PROPERTY SECURITIES FUND (UNHEDGED) (MANAGED FUND) ASX: RENT

The exchange traded AMP Capital Global Property Securities Fund (the Fund) provides access to a diversified portfolio of property securities and real estate investment trusts (REITs) listed on equity markets around the world.

WHAT IS LISTED REAL ESTATE?

Real estate investment trusts (REITs) and property securities are listed on major stock exchanges globally and trade like stocks. These securities allow anyone to invest in companies that own and often operate portfolios of large scale commercial real estate. These companies typically produce income from contractual rents, which is paid out to investors as dividends.

WHY LISTED REAL ESTATE?

- > **Real estate returns** – gain immediate exposure to real estate returns from high quality assets worldwide
- > **Liquidity** – access liquidity in an illiquid asset class
- > **Diversification** – diversification across a broad range of real estate sectors and regions
- > **Efficiency** – become a commercial real estate investor for a much smaller investment size than would be required if buying assets directly

WHY INVEST IN THE AMP CAPITAL GLOBAL PROPERTY SECURITIES FUND? ASX: RENT

Experience in real assets

- > AMP Capital has over 50 years of experience in real estate investing
- > Largest real estate manager based in Asia Pacific¹
- > Over A\$36.4 billion in real estate and infrastructure assets under management²

Pioneer in listed real estate investing

- > AMP Capital has deep insights as a leader and pioneer in the investment class
- > Over 13 years of track record in global listed real estate
- > One of the first to launch global listed real estate products in Australia, Japan, Taiwan and Malaysia

Flexible, transparent, repeatable process

- > The investment team offers a unique, globally integrated valuation approach that captures return and risk to derive positioning
- > Systematic risk management at each stage of the process
- > The strategy has a strong track record of outperformance since inception³

Truly global approach

- > A team of 15 members dedicated to managing listed real estate with an on-the-ground presence in key markets worldwide, providing insights into local trends and changing market conditions
- > Secondary coverage approach encourages peer review, cross-pollination of ideas, and depth of insight
- > Genuine global portfolio of best ideas built from the bottom up, not a “fund of regional funds”



JAMES MAYDEW
Head of Global Listed
Real Estate

James Maydew is AMP Capital’s Head of Global Listed Real Estate, based in Sydney. Mr Maydew commenced in the real estate industry in 2002, starting his career as a chartered surveyor in London working within the capital transactions division of Cushman & Wakefield. Mr Maydew joined AMP Capital’s Shopping Centres division in 2006 before transferring to the firm’s global listed real estate team one year later. Mr Maydew holds a Bachelor of Science in Real Estate Investment and Finance from the University of Reading and is a fully accredited member of the Royal Institution of Chartered Surveyors.

“From a global perspective, as more countries introduce REIT structures, there are now even greater opportunities for global investment and portfolio diversification.”

¹ Source: Towers Watson Alternatives Survey, 2015

² As at 31 December 2015

³ As at 31 December 2015

HOW CAN YOU USE THE FUND IN YOUR PORTFOLIO?

- > **Within the growth part of an overall balanced portfolio:**
The Fund may provide a high yield relative to other asset classes, and it is often less volatile in pricing.
- > **To diversify your portfolio:** Real estate has a low correlation to other asset classes and can provide effective diversification benefits and reduce the overall volatility in an investment portfolio.

WHAT YOU NEED TO BE AWARE OF:

- > **Share market investments:** The Fund invests in securities that are listed on share markets around the world. This means that the Fund will be affected by any risks associated with these securities. This includes how they perform, their strategy, management, how sustainable their earnings are, and other factors that affect the value and performance of a security, as well as those associated with international investments. Adverse share market movements could result in capital losses, particularly over the shorter term.
- > **International investments:** The relative strength or weakness of the Australian dollar against other currencies will affect the Fund's performance.
- > **Property investments:** Many factors affecting the property market may impact the value of the securities held by the Fund. These factors include the quality of the underlying properties, demand and supply factors, the rental profile of the properties, geographic location, and costs and losses associated with natural disasters, or other disasters or events, outside of our reasonable control.
- > **Investment management:** Factors such as changes to the investment team may affect the Fund's performance.
- > **Derivatives:** Use of derivatives carries certain risks and may magnify any losses incurred.
- > **Liquidity:** Assets subject to liquidity risk may be difficult to trade and it may take longer for their full value to be realised.
- > **Interest rates:** There is a risk of capital loss in a rising interest rate environment.

RISKS SPECIFIC TO EXCHANGE TRADED MANAGED FUNDS

- > **Liquidity:** Although the Fund's Units are quoted on the AQUA market of the ASX, there can be no assurance that there will be a liquid market for Units, and no assurance that there will be a liquid market for the Fund's investments.

- > **ASX trading price:** The trading price of Units on the ASX may differ from the Net Asset Value (NAV) per Unit and the indicative NAV (iNAV).
- > **Market making:** As the Responsible Entity intends to act as a market maker in the Units on behalf of the Fund, the Fund will bear the cost and risk of these market making activities.

Before choosing to invest in the Fund, you should read the Product Disclosure Statement and consider factors such as the likely investment return, the risks of investing and your investment timeframe.

KEY FACTS

The Fund aims to provide income and growth. It does this while managing risk by diversifying across a range of property sectors and geographic regions.

AMP CAPITAL GLOBAL PROPERTY SECURITIES FUND (UNHEDGED) (MANAGED FUND)

ASX Code	RENT
Minimum investment	No minimum number of Units required by Responsible Entity for purchase transactions on the ASX
Management costs	0.9716% pa plus recoverable expenses
Risk level	6. High
Distribution frequency	Quarterly
Suggested minimum investment timeframe	5 years
Performance Benchmark	FTSE EPRA/NAREIT Developed Index AUD Net TRI
Exchange	ASX
Trading	10:00 - 16:00 (AEST)
Bloomberg Code	RENT AU
INAV IRESS Code	RENTINAV.ETF
Investment Manager	AMP Capital Investors Limited
Issuer & Responsible Entity	BetaShares Capital Ltd

CONTACT US

For more information on the Fund including product features, performance, benefits and risks talk to your adviser, call AMP Capital on 1800 658 404 or visit ampcapital.com.au

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