

## Australian Property Fund

**ARSN: 096 853 619    APIR CODE: NML0337AU**

8 May 2020

### Product Disclosure Statement changes and further information on administration

We are writing to advise you of the detail of how some of the changes to the Australian Property Fund ('Fund'), which were announced on 8 April 2020 will be administered. Some of these changes will be reflected in a new Supplementary Product Disclosure Statement ('PDS'), available at [www.ampcapital.com](http://www.ampcapital.com) from 8 May 2020.

Details of the changes are provided below. Before making any investment decisions, we recommend you read the information [in the PDS](#) about the benefits and risks of investing, and the other features of the Fund.

#### Payment times for withdrawals

On 8 April 2020, we announced that the Responsible Entity ('RE') aims to accept withdrawal requests monthly. Where the redeemed units comprise up to 20% of the investor's balance, payment shall be made within 90 days of the Specified Withdrawal Date. Any remaining redeemed units shall be paid within 365 days of the previous Specified Withdrawal Date. The 20% threshold may only be applied once in any 12-month period.

#### Withdrawal requests

The unit price used to calculate your withdrawal value will generally be the price calculated on the last valuation date before we process the payment of your withdrawal request (or part of your withdrawal request).

Withdrawal requests can be quoted in terms of units or dollars, however we recommend that units be used. Any dollar requests will be converted into units on the date the withdrawal is processed and the dollar amount paid to investors will vary depending on the unit price at the time of payment.

#### 90-day payments

For investors who hold their interest in the Fund directly (not through a master trust or wrap account), your unit balance as at 30 April each year will be used to calculate the 20% threshold. For example, if you hold 100 units on 30 April 2020, you will be able to redeem up to 20 units on 90-day payment terms through to 30 April 2021 (at which point, this threshold will be reset for another 12-month period).

For any investors who first apply for units after 30 April, the threshold will be based on the number of units they hold on the Specified Withdrawal Date their withdrawal request is processed.

#### Indirect investors

We have been advised that some platform operators will apply an alternative form of administration to the Fund's withdrawal terms. Indirect investors should contact their financial adviser, master trust or platform operator for further information.

#### Specified Withdrawal Date

In order to give investors more time to consider the changes that have been announced, the next Specified Withdrawal Date will be deferred to **15 June 2020** rather than 15 May 2020. However, for withdrawal requests submitted on or before 15 June 2020, the payment date is set at 10 August 2020 for requests which would otherwise be payable within 90 days, and the payment date is set at 10 March 2021 for requests which would otherwise be payable within 365 days.

## Cancelling withdrawal requests

Direct investors and platform operators can cancel a withdrawal request before the Specified Withdrawal Date has passed by notifying us in writing either by mail, or contacting us at least five Business Days in advance (any cancellations received after this time will only be processed at our discretion).

If you are an indirect investor and wish to cancel your withdrawal request, please contact your financial adviser, master trust or platform operator.

## Hardship

The Australian Securities & Investments Commission (ASIC) has granted the Responsible Entity the ability to pay withdrawal requests received from direct investors where it is established that they are suffering or likely to suffer hardship.

An indirect investor may request their master trust or platform operator to make a withdrawal request if it is established that they are suffering or likely to suffer hardship. Master trust or platform operator may deduct their fees and charges from the proceeds of any withdrawal requests.

The executor or administrator of a member's estate may make a withdrawal request if it is established that a beneficiary of the estate is suffering or likely to suffer hardship. The executor or administrator may deduct their fees and charges from the proceeds of any withdrawal requests.

Direct and indirect investors that qualify for hardship may be able to access some or all of their investment. To make a withdrawal based on hardship, direct investors and indirect investors (a person) must meet one of the criteria prescribed by ASIC and there must be sufficient liquid assets available in the Fund. The categories where hardship relief may be permitted include:

- Severe financial hardship
- Compassionate grounds
- Unemployment, or
- Permanent incapacity

The detailed criteria is included in the Hardship Application Form at: [www.ampcapital.com/forms](http://www.ampcapital.com/forms). The form also lists the documentation required to be submitted with a hardship request to support your claim. This includes signing a Statutory Declaration which is part of the Hardship Application form.

The minimum withdrawal amount is \$1,000 (subject to change at our discretion). If a withdrawal request is received which would result in you holding less than the minimum account balance and your hardship withdrawal meets the ASIC criteria, we may redeem your entire investment.

The maximum withdrawal amount you can apply for through the hardship policy in any calendar year is the lesser of:

- the amount required as a result of the hardship; and
- \$100,000

You can make up to four hardship applications in any calendar year.

Hardship payments will be assessed on a monthly basis and will not be subject to the payment time restrictions or other payment limits which apply to other withdrawal requests.

Indirect investors should contact their financial adviser, master trust or platform operator if they wish to make a withdrawal based on hardship.

## Transfers

### Direct investors

Transfers will generally be allowed. Please contact us for all transfer requests to obtain the required forms and information about the required documentation.

You should seek professional tax advice as to the tax implications of the transfer of units. The tax treatment of your investment will be specific to your circumstances.

### Indirect investors

You will need to contact your financial adviser, master trust or platform operator for information about the transfer of units.

## Superannuation withdrawals

We are aware that some superannuants experiencing hardship may be entitled to withdraw money from their superannuation. Please direct queries about this to your superannuation fund.

## Further information

If you have any questions about this update, please contact your Client Account Manager or our Client Services Team on 1800 658 404, between 8.30am and 5.30pm (Sydney time) Monday to Friday or via email at [clientservices@ampcapital.com](mailto:clientservices@ampcapital.com).

Yours sincerely,



Corrine Henville  
**Head of Global Client Services and Enablement**  
AMP Capital Investors Limited

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

**Important Notice:** National Mutual Funds Management Limited (ABN 32 006 787 720, AFSL 234652) is the responsible entity (**Responsible Entity**) of the Australian Property Fund (**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**) 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 an investment decision about the Fund. Neither AMP Capital, the Responsible Entity, 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 document. While every care has been taken in the preparation of this document, AMP Capital makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This document 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 consider the appropriateness of the information in this document, and seek professional advice, having regard to their objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided and must not be provided to any other person or entity without the express written consent of AMP Capital.