

Fund Transaction Cost Updates

26 September 2022

CHANGES TO BUY / SELL SPREADS

We are making some changes to the buy/sell spreads for the Fund listed in the table on the following page, that will be implemented with effect from 26 September 2022.

Before making any investment decisions, we recommend you read the Product Disclosure Statement (PDS) or other offering document, which are available on the website, about the benefits and risks of investing, and the other features of the Fund.

What are buy and sell spreads

Buy and sell spreads are a transaction cost incurred by investors who enter or exit a managed fund. It ensures that all unitholders are treated fairly and transaction costs are paid by those investors who transact rather than by all the other unitholders in the fund. The buy and sell spread is retained by the fund to cover the transaction costs associated with the fund buying or selling assets. Buy and sell spreads are not a fee paid to the investment manager.

The buy spread is the difference between a fund's net asset value (NAV) unit price and entry price. The sell spread is the difference between the fund's NAV unit price and exit price.

What are the changes and what has caused the changes?

The changes to the buy/sell spreads are set out in the table on the following page.

We regularly review the transaction cost factors (buy/sell spreads) for all funds. As a result, the buy/sell spreads for the Fund listed will change.

We will continue to monitor these spreads on an ongoing basis to ensure these costs accurately reflect the costs of the underlying transactions.

The Responsible Entity and Investment Manager details for the Fund are noted below.

- The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150)
- AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232947) (AMPCI)

As detailed in the PDS or other offering document, current buy and sell spreads can be obtained online at www.ampcapital.com/spreads or by contacting us.

Investor impact on reported account values

It is a legislative requirement to report investors' account balances based on the exit (or 'sell') price. Where a sell spread has increased, investors will see a downward adjustment in the reporting value of their account. Alternatively, where a sell spread has decreased, investors will see an upward adjustment in the reporting value of their account.

Fund name	APIR Code	New spread*		Current spread		Change	
		Buy	Sell	Buy	Sell	Buy	Sell
AMP Capital Core Property Fund	AMP1015AU	0.08%	0.08%	0.13%	0.13%	-0.05%	-0.05%
	AMP1074AU						

* Please note the above changes to buy/sell spreads apply to all unit classes for the Fund.

Further information

If you have any questions about the above, 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.

Yours sincerely,



Danielle Wong
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 AMP Capital Investors Limited

ampcapital.com

Important information: The Trust Company (RE Services) Limited (ABN 45 003 278 831, AFSL 235150) (**The Trust Company**), a wholly owned subsidiary of Perpetual Limited (ABN 86 000 431 827) is the responsible entity and issuer of the units in the Fund. To invest in the Fund, investors will need to obtain the current Product Disclosure Statement (PDS) or other offer document for the Fund from AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232 497) (AMP Capital). The PDS or offer document contains important information about investing in the Fund and it is important that investors read the PDS or offer document before making a decision about whether to acquire, or continue to hold or dispose of units in the Fund. Neither the responsible entity, AMP Capital 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. Past performance is not a reliable indicator of future performance. Investors should consider reading the Product Disclosure Statement (PDS) for the Fund before making a decision regarding the Fund. While every care has been taken in the preparation of this document, AMP Capital and The Trust Company makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This letter 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, before making any investment decisions, consider the appropriateness of the information in this letter, and seek professional advice, having regard to their objectives, financial situation and needs.