

AMP Australian Property

Quarterly Investment Option Update

31 March 2021

Aim and Strategy

To generate long-term returns from investing in Australian property. This portfolio predominately invests in a range of listed property trusts and cash, and may hold exposures to unlisted property.

Investment Option Performance

To view the latest investment performances for each product, please visit www.amp.com.au/performance

Investment Option Overview

Investment category	Property and infrastructure
Suggested minimum investment timeframe	7 years
Relative risk rating	Very High
Investment style	Active
Manager style	Single

Asset Allocation	Benchmark (%)
Unlisted Property and Infrastructure	45
Listed Property and Infrastructure	40
Cash	15

Actual Allocation	%
Listed Property and Infrastructure	38.97
Unlisted Property and Infrastructure	46.75
Cash	14.28

Region Allocation	%
Australasia	100.00

Market Review

The Australian listed real estate market lost ground slightly in the March quarter, underperforming the broader Australian share market. The S&P/ASX 200 A-REIT index finished down by 0.47%, on a total return basis. The REIT market was particularly challenged earlier in the period, as optimism about further economic stimulus in the US and robust Australian economic data set a bullish tone, dampening the more defensive listed real estate market. The market also came under pressure as the yield curve steepened, with long-term interest rates following US 10-year Treasury yields higher whereas short-term rates were largely unmoved, as well as being impacted by a global trend of investors switching their portfolios to take advantage of improving economic conditions. Growth companies that reported strong results during the earnings season were generally sold down in favour of value companies. At the sector level, investor interest in the office space was spurred later in the period by the rollout of vaccines, albeit it was disappointingly slow. Elsewhere, the industrial segment continued to benefit from long-term secular growth trends such as e-commerce, data connectivity and retail supply chain logistics, while residential continues to go from strength to strength.

Outlook

Unlisted commercial property is likely to see reasonable returns, particularly in sectors which are less sensitive to the economic cycle. Retail property remains weak and may be more exposed to the Covid-19 induced economic downturn, depending on the asset. However, extremely low bond yields should provide some support for unlisted asset valuations.

Availability

Product Name	APIR
Flexible Lifetime - Super	AMP0439AU*

*Closed to new investors

Contact Details

Web: www.amp.com.au

Email: askamp@amp.com.au

Phone: 131 267



What you need to know

This publication has been prepared by AWM Services Pty Limited ABN 15 139 353 496, AFSL No. 366121 (AWM Services). The information contained in this publication has been derived from sources believed to be accurate and reliable as at the date of this document. Information provided in this investment option update are views of the underlying investment manager only and not necessarily the views of AMP Limited ABN 49 079 354 519 (AMP Group). No representation is given in relation to the accuracy or completeness of any statement contained in it. Whilst care has been taken in the preparation of this publication, to the extent permitted by law, no liability is accepted for any loss or damage as a result of reliance on this information.

The investment option referred to in this publication is available through products issued by N.M. Superannuation Proprietary Ltd ABN 31 008 428 322, AFSL 234654 (NM Super), AMP Capital Funds Management Limited ABN 15 159 557 721, AFSL 426455 (AMPCFM) and/or ipac asset management limited ABN 22 003 257 225, AFSL 234655 (ipac). Before deciding to invest or make a decision about the investment options, you should read the current Product Disclosure Statement (PDS) for the relevant product, available from the issuer or your financial planner.

Any advice in this document is of a general nature only and does not take into account your financial situation, objectives and needs. Before you make any investment decision based on the information contained in this document you should consider how it applies to your personal objectives, financial situation and needs, or speak to a financial planner. In providing any general advice, AMP Group receives fees and charges and their employees and directors receive salaries, bonuses and other benefits.

Any references to the "Fund", strategies, asset allocations or exposures are references to the underlying managed fund that the investment option either directly or indirectly invests in. The investment option's aim and strategy mirrors the objective and investment approach of the underlying fund. An investment in the investment option is not a direct investment in the underlying fund.

Neither NM Super, AMPCFM, ipac, AWM Services, any other company in the AMP Group nor the underlying fund manager guarantees the repayment of capital or the performance of any product or particular rate of return referred to in this document, unless expressly stated in the PDS. Past performance is not a reliable indicator of future performance. Any slight asset allocation deviations from 100% may be caused by rounding, asset categorisation and/or hedging.