

AMPCAPITAL 

One of the largest investment managers in Asia Pacific



AMP Capital is one of Asia Pacific's largest investment managers.

The benefit for our clients is a unified depth, breadth and agility that has made us one of the most integrated investment houses in the region. We offer investment opportunities in real estate, infrastructure, fixed income,

active equities, multi-manager and multi-asset portfolios. Our size and the strength and diversity of our people gives our clients access to world markets.

That is why they entrust us to invest and manage over \$97 billion* on their behalf.



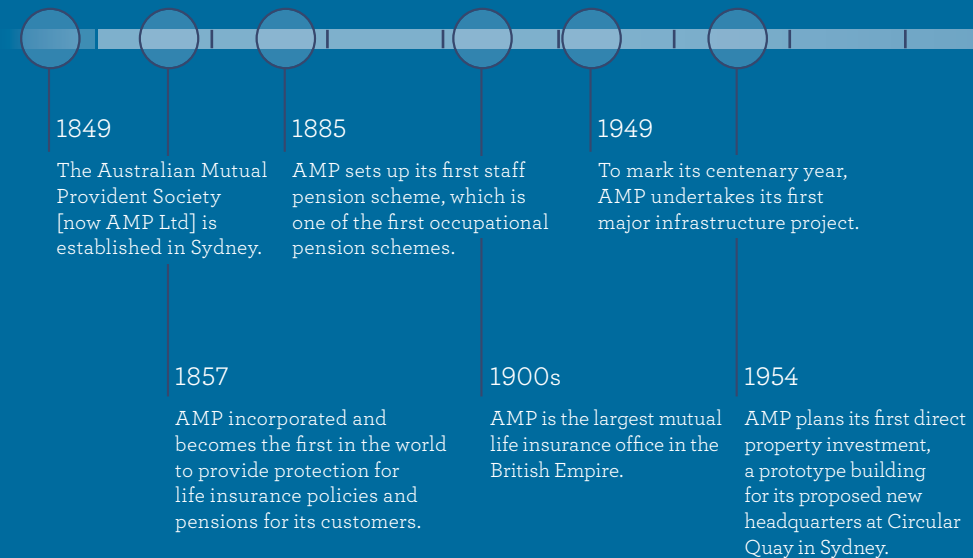
// Delivering investment performance for our clients is our central focus and driving motivation.

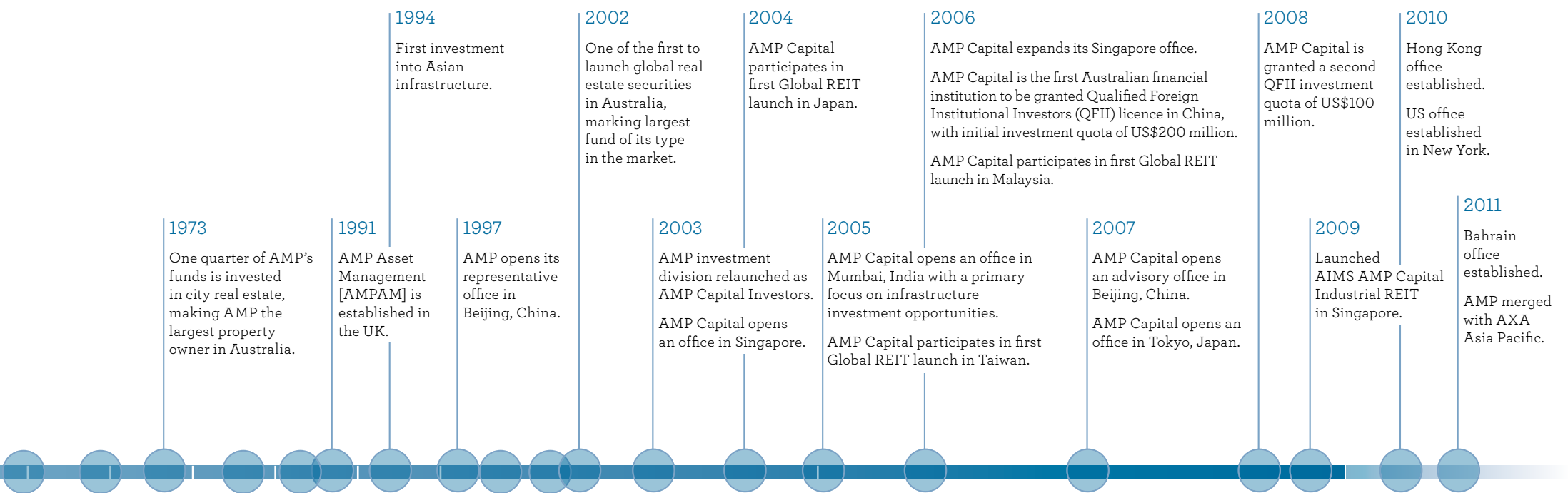


160 years of distinguished history in financial services

As part of the AMP Group, we share a heritage that spans more than 160 years. AMP Capital has over 70 years experience managing investments for Australian, New Zealand and international investors. We have a strong history of leadership in investment markets, being one of the first investors in infrastructure in the 1980s. Thinking ahead of the market has always been an important part of what we do. We were the first Australian company authorised to trade China A shares, and one of the first to participate in launches of global listed REITs in Japan, Korea Malaysia and Taiwan.

160 years of financial services experience





1962

AMP's headquarters building in Sydney is completed and opened by the then Prime Minister - marking the first skyscraper in Australia.

1967

AMP directly helps fund vast new infrastructure projects.

1985

As the Australian Government releases its Retirement & Incomes policy supporting the need for all Australians to fund their retirement through pensions, AMP shifts its focus on life insurance to the emerging business of pensions.

1988

First infrastructure investment through funding the Sydney Harbour Tunnel.

1998

AMP Limited listed on the Australian and New Zealand stock exchanges.

1999

First AMP Capital Asian infrastructure fund is launched.

1994

First investment into Asian infrastructure.

1991

AMP Asset Management [AMPAM] is established in the UK.

1997

AMP opens its representative office in Beijing, China.

2002

One of the first to launch global real estate securities in Australia, marking largest fund of its type in the market.

2003

AMP investment division relaunched as AMP Capital Investors. AMP Capital opens an office in Singapore.

2004

AMP Capital participates in first Global REIT launch in Japan.

2005

AMP Capital opens an office in Mumbai, India with a primary focus on infrastructure investment opportunities. AMP Capital participates in first Global REIT launch in Taiwan.

2006

AMP Capital expands its Singapore office. AMP Capital is the first Australian financial institution to be granted Qualified Foreign Institutional Investors (QFII) licence in China, with initial investment quota of US\$200 million. AMP Capital participates in first Global REIT launch in Malaysia.

2007

AMP Capital opens an advisory office in Beijing, China. AMP Capital opens an office in Tokyo, Japan.

2008

AMP Capital is granted a second QFII investment quota of US\$100 million.

2009

Launched AIMS AMP Capital Industrial REIT in Singapore.

2010

Hong Kong office established. US office established in New York.

2011

Bahrain office established. AMP merged with AXA Asia Pacific.

The AMP Group was founded in 1849 to insure families against the loss of a primary income earner. Today, the AMP Group continues this tradition of providing financial and wealth management services to one in every six Australians* and a host of global clients.

Local strength with global reach

// Actively searching for
investment opportunities.

As one of the largest investment management groups in Asia Pacific, our home strength in Australia and New Zealand has enabled us to grow internationally.

Our long established presence in the world's emerging markets enables us to provide tailored investment solutions and a growing pipeline of opportunities to our investors. Our presence in Europe and North America also places us at the centre of the most established world capital markets.

We have offices in Auckland, Bahrain, Beijing, Delhi, Hong Kong, London, Luxembourg, New York, Singapore, Sydney and Tokyo.

This global reach gives our clients a wealth of investment opportunities across the world's emerging and developed economies.





50 years of real estate experience



AMP Capital is the 3rd largest¹ real estate fund manager in Asia and a global top 15 real estate investment manager². Today we manage over \$22 billion* in real estate assets.

We have built a significant real estate funds management platform, integrated across the real estate spectrum and over the asset lifecycle.



We have a team of over 400 real estate professionals working together to achieve superior investment outcomes for our clients, across the full spectrum of real estate assets. We have managed real estate investments for over 50 years and through challenging business cycles.

Our involvement in real estate dates back to the early 1960s with the completion of the iconic AMP Building overlooking Sydney Harbour, Australia's first skyscraper and still AMP's head office today.

AN EXPERIENCED REAL ESTATE FUND MANAGER

AMP Capital offers a complete real estate investment solution. We combine macro research-driven portfolio management and specialist real estate investment capabilities to deliver investment returns. Our business model is integrated across real estate funds management, capital markets structuring, customised asset and portfolio construction, development, leasing and property and facilities management. We apply an active management approach designed to add value and drive investment performance.

We manage one of the largest shopping centre portfolios in Australia and New Zealand, a substantial portfolio of office buildings in some of the most sought after CBD locations and a diverse holding of industrial and warehouse assets, with a commitment to developing stronger tenant relationships.

Our size and established networks provide our clients with access to some of the most compelling real estate opportunities, on and off-market, through our international teams on the ground.

Our real estate team draws on the wider resources of AMP Capital to bring a universal perspective to our real estate investments. This includes market intelligence and insight from our strategy and economics team, debt advisory services and our fixed income team. We also draw on AMP Capital's sustainability leadership to understand global trends, respond to tenant and investor demand and evolve our clients' real estate assets for long-term sustainable performance, ensuring their relevance for future generations.

We pass on the benefits of our integrated real estate model to our investors through superior investment performance, giving them the benefit of the whole picture - not just part of it.

LISTED REAL ESTATE INVESTMENT

AMP Capital pioneered Global REIT (real estate investment trust) funds across Asia, participating in the launch of the first global REIT funds in Japan, Korea, Malaysia, Taiwan and Australia. With an investment team of on-the-ground specialists in Australia, Asia, Europe and North America, we offer our clients access to the world's most attractive listed real estate opportunities.

The quality of our investment decisions is strengthened through cutting edge ideas and market level information exchange with our large direct real estate and retail shopping centre teams. This provides valuable insight into pricing, vacancy rates, regional trends, and retail and business sentiment.

We offer clients a range of country, regional and global strategies, long and long/short strategies and customised listed real estate portfolios.





// Thinking ahead of the market has always been an important part of what we do.



One of the world's leading infrastructure investors



AMP Capital is one of the most experienced infrastructure investors with 20 years' track record and is ranked amongst the top 10 globally². We invest across a range of infrastructure sectors, lifecycles and geographies and focus on generating long-term, stable returns for our clients.



We began investing in infrastructure in 1988 through finance participation in the Sydney Harbour Tunnel in Australia. Since then we have expanded on a global scale, offering clients access to a range of investment opportunities including toll roads in India, pipelines in Spain, trains in the United Kingdom, airports and motorways in Australia and ports in North America.

We draw on AMP Capital's extensive capabilities to optimise returns for our clients. This includes using research from our in-house investment strategy and economics team, specialist assistance and guidance on debt raisings and rollovers from our debt advisory

team, as well as sharing insights and leveraging the expertise of our property, fixed income and equities teams. Our dedicated environmental, social and governance (ESG) expert within the infrastructure team works with colleagues from across the business to deliver an increased focus on ESG principles in our investment activities.

As policymakers worldwide increasingly turn to private investors to fund their infrastructure needs, we are well positioned to bring valuable infrastructure opportunities to our clients, from both developed and emerging markets.

UNLISTED INFRASTRUCTURE

AMP Capital's unlisted investment funds and tailored portfolio solutions offer clients the benefit of direct access to infrastructure assets. Our international network of local government and business partners, as well as infrastructure operators and developers, provides us with access to deal flow, enhancing the opportunities we can offer clients.

Our clients benefit from AMP Capital's proprietary portfolio construction and risk modelling tools, which ensure portfolios are optimally constructed and maintained within the context of portfolio objectives. This also enables us to monitor and manage each asset's contribution to overall portfolio risk, ensuring that it is looked at from every possible angle.

Our investment model adds value for our clients through active asset management and board representation. This gives us the opportunity to influence the strategic and operational direction of our investments and the ability to guide value-adding activities that generate additional returns for our clients.

Our global team located in Australia, China, India, the United Kingdom, Europe and North America manages our existing investments and actively seeks new opportunities for our clients.

INFRASTRUCTURE DEBT

AMP Capital's experienced infrastructure debt investment team has successfully invested in the subordinated debt of infrastructure businesses since 2001, generating consistent returns across varied economic cycles. Our focus on assets in developed economies with stable political and legal environments, combined with our extensive network of international contacts with both issuers and underwriters of private infrastructure, allows us to source and select assets that produce superior risk adjusted returns for our clients.

Our infrastructure debt team is located in London and Sydney and draws on AMP Capital's combined capabilities, including the expertise of staff from our New York office.

GLOBAL LISTED INFRASTRUCTURE

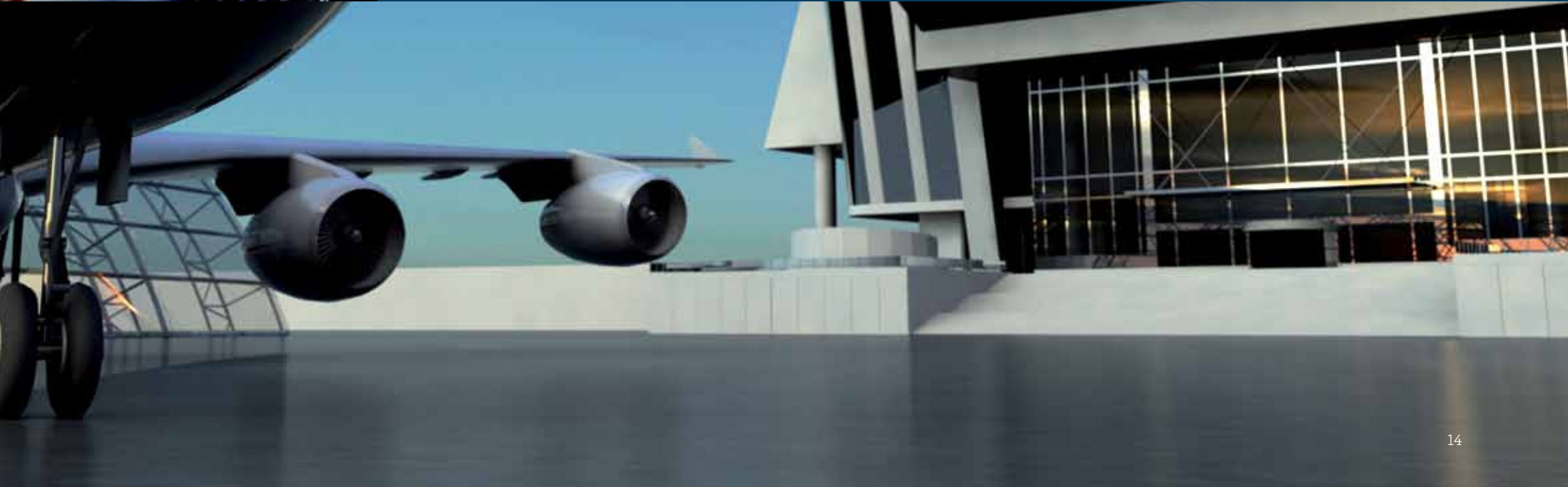
AMP Capital also offers clients access to global infrastructure securities. Our fully integrated listed infrastructure investment platform has investment management teams based in Australia, Asia, Europe and North America. We also offer clients access to emerging market opportunities in countries like Brazil, Russia, India and China.

Our global listed infrastructure platform benefits from AMP Capital's experience across direct and indirect infrastructure assets, including market intelligence on pricing, transactions and structuring. We offer clients a range of country, regional and global strategies, long and long/short strategies and customised listed infrastructure portfolios.





// Bringing our clients the benefit of the whole picture – and not just part of it.



An active manager of fixed income and equities



AMP Capital is an active manager of fixed income and equity investments. Our intellectual capital and in-depth knowledge of the companies we invest in is the cornerstone of this active approach.

The AMP Group has been an investor in fixed income and equities for more than 70 years. Today, we manage almost \$52 billion* of our clients' funds in fixed income and equity investments.



AMP Capital's team of investment professionals is dedicated to selecting the best fixed income and equity securities to meet our clients' investment mandates. We have invested heavily in quantitative and risk management systems to support our portfolio management teams so the extensive knowledge of the companies we invest in can be fully mobilised.

Clients of AMP Capital benefit from our scale, networks and multiple perspectives. Investment professionals in the fixed income and equity teams share and compare research and market analysis with specialists from other areas of AMP Capital to build a deeper knowledge of specific companies and their markets. This investment knowledge is supported by the macro view of our highly respected strategy and economics team and through information sharing with our infrastructure and property groups. It is only through working together that thinking wide is possible.

FIXED INCOME INVESTMENT

As one of the largest fixed income investors in Australia and New Zealand, we offer clients actively managed fixed income investments designed to take advantage of market opportunities. This includes a number of fixed income investment strategies such as credit analysis, duration management, yield curve positioning and arbitrage. Our team of fixed income specialists manages over \$32 billion* in fixed income investments.

AMP Capital's fixed income capabilities range from active core to credit strategies featuring both domestic and international bond markets. In addition to our pooled investment funds, we offer customised portfolio solutions across all areas of the fixed income spectrum, ranging from sovereign and inflation linked bonds to active credit strategies, depending on individual client risk and return needs.

ACTIVE EQUITY INVESTMENT

AMP Capital offers actively managed equity investments covering Asia, Australia and New Zealand. Our domestic offering includes multi-strategy, capital growth and sustainable alpha investment strategies. Our team of equity specialists manages over \$18 billion* in equity investments on behalf of our clients.

The multi-strategy team offers a systematic stock selection approach which focuses on value and momentum styles, including long only, long/short, active quant and enhanced index. The team applies a statistical risk assessment approach to stock selection to enhance portfolio returns.

Our specialist Asian equities team focuses on companies in some of the world's largest and fastest growing economies, including China and India and across the broader region. We are always thinking ahead. That is why we were the first Australian company to be granted a Qualified Foreign Institutional Investor (QFII) licence to invest in the China A sharemarket. Our investment managers, based in Australia, New Zealand and across our Asian regional offices, give our clients exposure to an opportunity set that captures emerging Asian giants listed on some of the world's most dynamic equity markets, including Hong Kong, Jakarta, Mumbai, Seoul, Shanghai, Shenzhen, Singapore and Taipei.





// Wherever there are investment opportunities, you can be confident we are seeking the best available for our clients.



Multi-sector expertise and customised investment strategies



AMP Capital's multi-asset team offers clients expertise in the management of pooled funds and customised investment solutions. The multi-asset team manages over \$53 billion*# through diversified and multi-manager investments, as well as a range of specialist portfolios, including alternative assets and structured products.



Our Multi Asset Group is a specialist division within AMP Capital. The Group's investment professionals have an average of 16 years' investment experience. This experience is extensive and diverse, ensuring comprehensive asset class and sector coverage. Team members come from a range of backgrounds in investments and financial services, including consulting, manager research, actuarial analysis, risk management and quantitative analysis.

The Multi Asset Group recognises that clients are, increasingly, seeking long-term business partners.

Importantly, the Group is premised on the concept of an interactive investment relationship with clients to facilitate the delivery of tailored solutions for clients with varying needs, for example:

- Clients who seek to benefit from access and scale
- Clients seeking a bespoke exposure to a diversified portfolio of assets
- Clients who wish to share expertise in a niche area
- Clients who seek an asset allocation overlay

DIVERSE INVESTMENT OPTIONS FOR OUR CLIENTS

AMP Capital specialises in multi-manager and diversified fund investments, offering clients a globally diversified range of investment opportunities across both single and multi-sector strategies.

We have been managing and enhancing a range of diversified funds for our clients since 1975. Investors in our diversified funds benefit from our forward looking asset allocation process, as well as AMP Capital's capabilities in real estate, infrastructure and fixed income. We now manage over \$31 billion* for our clients through these funds.

Our multi-manager funds provide exposure to a range of core and niche asset sectors, including equities, fixed income and real estate, as well as illiquid alternative assets, inflation linked bonds and high yield credit. We consult with specialist advisory partners to identify and select the best managers in each sector from across the globe in order to construct portfolios designed to achieve specific risk and return investment objectives for our clients.

We are the largest manager of responsible investments in Australia and New Zealand and have retained this leading position since 2007³. We have over \$1 billion* invested in responsible investment funds, focused on sustainable investment, environmental, social and governance factors.

TAILORED CLIENT SOLUTIONS

Whatever the objective, our dedicated team will find a way to make it possible. Drawing on our depth of experience and proven expertise in funds management, the multi-asset team has the flexibility and capacity to partner with clients and develop complete solutions tailored to their specific investment goals.

Our customised investment solutions vary depending on our clients' needs and provide the opportunity to draw on the expertise of both the multi-asset team and the wider AMP Capital business. This is where thinking wide comes into play. Solutions may include investment strategies for the growing post-retirement market, capital protection strategies to mitigate downside risk, building and managing exposures to illiquid alternative assets and asset allocation overlays. The value of these solutions for clients is enhanced by the additional benefits of AMP Capital's scale, market position and global reach.



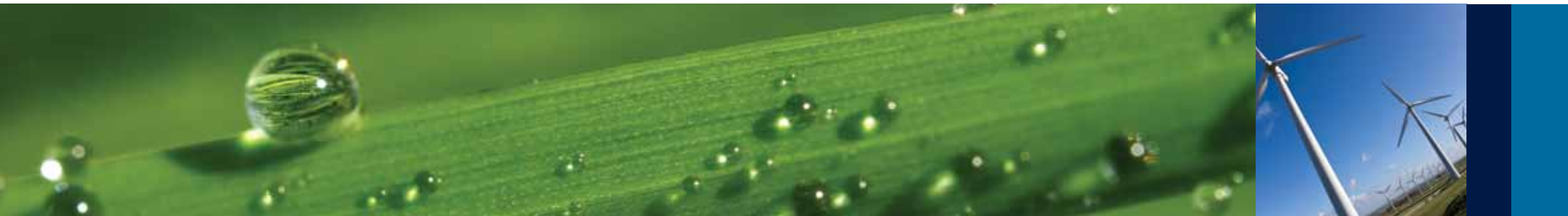


// Whatever the objective, our dedicated team will find a way to make it possible.

Protecting your investment through responsible decision making



When it comes to corporate responsibility, thinking wide means setting only the highest standards. Our approach to corporate responsibility and sustainability reduces investment risk and gives our clients the assurance that their wealth is invested on a strong foundation.



COMMITTED TO CORPORATE GOVERNANCE

At AMP Capital, we believe trust is built from the inside out. We understand that every decision we make impacts our clients. We take our responsibilities to our stakeholders seriously, including our clients, financial advisers, our employees, shareholders, the community and the environment. We place great importance on the highest standards of governance and periodically review our governance practices to address our obligations as a responsible corporate citizen.

Our approach values and rewards team collaboration and knowledge building to ensure that our decisions and our actions are based on well researched information that has been tested and balanced against our corporate governance standards.

WIDE THINKING FOR FUTURE GENERATIONS

We are taking a leadership position in the application of responsible investment practices because it makes economic sense for the long-term value of the assets and investments we manage for our clients.

AMP Capital is a signatory to the United Nations Principles for Responsible Investment (UNPRI). These principles provide an internationally agreed framework for institutional investors to incorporate environmental, social and governance considerations into investment decision making and ownership practices.

AMP Capital's real estate group has established market expertise in the application of sustainable investment and management practices, ranging from building new highly rated environmental buildings (complying with the NABERS⁴ and Green Star⁵ ratings programs) to repositioning existing buildings to meet current environmental and sustainability standards.

Contact us

AUSTRALIA

Sydney

AMP Centre
50 Bridge Street
Sydney NSW 2000
T: +61 2 9257 5000
F: +61 2 9257 1234

Melbourne

Level 29
35 Collins Street
Melbourne VIC 3000
T: 1300 139 267

Brisbane

Ground Floor
192 Ann Street
Brisbane QLD 4000
T: +61 7 3226 1026
F: +61 7 3221 7752

Adelaide

Level 1
185 Fullarton Street
Dulwich SA 5065
T: +61 8 8333 8278
F: +61 8 8333 8516

Perth

Level 1
16 Altona Street
West Perth WA 6005
T: +61 8 8333 8278
F: +61 8 8333 8516

NEW ZEALAND

Auckland

Level 7
21 Queen Street
Auckland 1010
T: +64 9 927 1600
F: +64 9 927 1615

Wellington

Ground Floor
PWC Tower
113-119 The Terrace
Wellington 6140
T: +64 4 494 2200
F: +64 4 494 2123

ASIA

China

Suite 1726, Tower 2
Bright China Chang An Building
No. 7 Jian Guo Men Nei Avenue
Beijing 100005
T: +86 10 6510 2125
F: +86 10 6517 1030

#1901 Oriental Plaza Tower E2
1 East Chang An Avenue
Dong Cheng District
Beijing 100738
T: +86 10 8520 0133
F: +86 10 8520 0132

Hong Kong

Level 23
One Island East
18 Westlands Road
Quarry Bay
T: +852 3750 7601
F: +852 3750 7602

India

DLF Corporate Park
502/503, 5th Floor
Block 4A, M.G. Road
Gurgaon 122 002
T: +91 12 4672 6188
F: +91 12 4421 8818

Japan

Marunouchi Building 32F
2-4-1 Marunouchi
Chiyoda-ku, Tokyo 100-6332
T: +81 3 3212 7170
F: +81 3 3212 7191

Otemachi First Square East Tower 4F
1-5-1 Otemachi
Chiyoda-ku, Tokyo 100-0004
T: +81 3 5219 1328
F: +81 3 5219 1448

Singapore

80 Raffles Place
#18-20, UOB Plaza 2
Singapore 048624
T: +65 6511 1850
F: +65 6511 1899

EUROPE

United Kingdom

4th Floor
Berkeley Square House
Berkeley Square
London W1J 6BX
T: +44 0 20 7659 9252
F: +44 0 20 7659 9251

Luxembourg

18-20 Rue Edward Steichen
L-2540 Luxembourg
T: +352 27 84 80 35
F: +352 27 84 80 34

NORTH AMERICA

New York

777 Third Avenue
Suite 19C
New York 10017
T: +1 212 223 7600

MIDDLE EAST

Bahrain

Bahrain World Trade Centre
East Tower
6th Floor, Suite 634
Manama, Kingdom of Bahrain
T: +973 1715 1627

International Client Services:
internationalcs@ampcapital.com

www.ampcapital.com

* As at 30 June 2011. The exchange rate at 30 June 2011 = AUD 1 : USD 1.07.

^ AMP Capital Investors and its affiliate AMP Capital Brookfield together represent AMP Capital's global listed real estate and infrastructure securities capabilities.

This FUM figure includes underlying investments in other AMP Capital asset classes.

¹ ANREV Research 2010 – Asia Property/ANREV Fund Managers Asia Survey, October 2010.

² Towers Watson, Global Alternatives Survey, 2011.

³ Benchmark Reports on Responsible Investment in Australia and New Zealand, Responsible Investment Association of Australasia (RIAA) 2010.

⁴ National Australian Built Environment Rating System (NABERS) is a performance-based rating system used to measure the buildings environmental impact.

⁵ The Green Star rating process evaluates buildings against environmental impact categories and innovation standards.

This document and the information contained in it (Document) has been prepared by AMP Capital Investors Limited (ABN 59 001 777 591) (AFSL 232497) (AMP Capital Investors) and its associates for providing general information about the investment capabilities referred to in this Document (Capabilities) and is qualified in its entirety by any product disclosure statement, information memorandum, private placement memorandum or other relevant documentation. This Document is not intended for distribution or use in any jurisdiction where it would be contrary to applicable laws, regulations or directives and does not constitute a recommendation, offer, solicitation or invitation to invest regarding the Capabilities. Prospective investors should make their own inquiries and consult professional advisers as to applicable laws, regulations and directives (including any requisite governmental or other consents or prescribed formalities) in any particular jurisdiction (including where this Document is received) and the consequences arising from any failure to comply with them. While every care has been taken in preparing this Document, except as required by law, none of AMP Capital Investors or their associates makes any representation or warranty as to accuracy or completeness, including, without limitation, of any forecasts, or takes any responsibility for any loss or damage suffered as a result. This Document does not purport to be complete, does not necessarily contain all information which a prospective investor would consider material, and has been prepared without taking account of any particular person's objectives, financial situation or needs. Accordingly, this Document should not form the basis of any investment decision. A person should, before deciding, consider the appropriateness of the Document, and seek professional advice, having regard to the person's objectives, financial situation and needs. Past performance is not a reliable indicator of future performance and there can be no assurance or guarantee on the part of AMP Capital Investors or its associates that the Capabilities will achieve objectives, target returns or a return of invested capital. This Document may not be reproduced or redistributed (in whole or in part) or otherwise made available to any other person in any format without the express written consent of AMP Capital Investors. This Document, unless otherwise specified, is current at the date of publication and will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after that date. By accepting this Document, you agree to be bound by these limitations, terms and conditions.



AMPCAPITAL 

The logo for AMPCAPITAL, featuring the company name in a white, serif, all-caps font. To the right of the text is a white icon of a stylized flower or starburst with multiple pointed petals or rays.