WHOLESALE AUSTRALIAN PROPERTY FUND

A direct property fund which aims to provide reliable income returns

The Wholesale Australian Property Fund aims to provide investors with income and long term capital growth by investing in 26 quality commercial properties in major metropolitan markets throughout Australia. The Fund has a long track record of paying a reliable income distribution and achieving solid returns using low debt.

- Open-ended fund established 1985
- Managed by AMP Capital
- 9.0% return to investors (net of fees) since inception
- Gross assets of approximately $2.25 billion
- Diversified across the office, retail and industrial sectors
- Portfolio occupancy of 98% and WALE of 4.7 years
- Low gearing with debt limited to 25% of gross assets†
- Redemptions payable monthly (subject to conditions)‡†
- No entry fee and no buy/sell spread
- Investment amount: $10,000 - $10 million

† As at the date the debt drawn.
‡‡While the Fund is liquid, the Responsible Entity aims to process withdrawal monthly, however this may be extended to 12 months or longer in certain circumstances.

CONNECT CORPORATE CENTRE, BUILDING 3, MASCOT, SYDNEY

The property was constructed in 2018 and comprises a ground floor showroom and retail, car parking modern office accommodation over nine levels. The property is situated in the established commercial precinct of Mascot, approximately 8 kilometres south of the Sydney CBD. The market attracts a diverse range of private and government tenants.

BRICKWORKS CENTRE, GOLD COAST

The property is in Southport, approximately 4 kilometres northwest of Surfers Paradise. The Brickworks Centre comprises a 15,183 square metre single level lifestyle centre which offers fresh food markets eateries, furniture, homewares, and boutique retailing. The centre's offer is bolstered by a range of complementary retail services.

7-9 FRENCH AVENUE, BRENDALE

The property is located approximately 18kms north of Brisbane’s CBD in a fast-growing industrial precinct. The improvements were constructed in 2012 and are fully leased through to 2030.

12 MOORE STREET, CANBERRA

Located in the heart of the Canberra CBD, this building has 12 levels of office space and ground–floor retail which are leased to government and private tenants. All leases are subject to fixed rental increases of 3.75% - 4.00%.

BUSINESS PARK

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<td>Lettable area</td>
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<td>Occupancy</td>
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<td>Weighted average Lease Expiry</td>
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RETAIL

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INDUSTRIAL

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OFFICE

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<tr>
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<td>ACT Government, Ashurst,</td>
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BOND ONE, SYDNEY
This property is located on the fringe of the Sydney CBD, close to Barangaroo reserve in a precinct known as the Sydney ‘arts ribbon’.

The building was completed in 2009 to A-grade specifications. It consists of 7–levels of office and is one of only a handful of buildings in the area to be able to offer tenants large floor plates and harbour views from the upper floors.

GASWORKS PLAZA, BRISBANE
Gasworks Plaza is comprised of a retail precinct anchored by a full-line Woolworths and accompanied by Gasworks approximately 30 specialty tenancies, which are largely food, beverage and lifestyle based. The property is located approximately 2.5 kilometres north-east of the Brisbane CBD in one of the city’s fastest growing suburbs.

STANLEY HOUSE, SOUTH BRISBANE
Stanley House is a boutique fully-leased A grade office and retail building constructed in 2008. The property is located in the parklands of Southbank, which is adjacent to the Brisbane River and close to cafes, restaurants, cultural and recreational facilities.

CONNECT CORPORATE CENTRE, BUILDING 2, MASCOT, SYDNEY
The building comprises a recently completed tower containing ground floor retail, car parking across three levels and modern office accommodation on levels 7-11. The property forms a part of an estate situated in the established commercial precinct of Mascot, approximately 8 kilometres south of the Sydney CBD. The market attracts a diverse range of private and government tenants.

425 COLLINS STREET, MELBOURNE
Located on a high profile corner of the Melbourne CBD the property comprises 5,381 sqm of office and retail accommodation. The building was originally built in 1931 and features a striking sandstone façade. It is one of few buildings of its era to have natural light on three sides and basement parking.

CASULA MALL, SYDNEY
Casula Mall is located in Sydney’s south—west growth corridor and is widely regarded as one of the best sub–regional shopping centres in Australia. It is anchored by strong trading Coles and Kmart stores.

The centre was constructed in 1986 and purchased by the Fund in 1988 for $27m.
199 GREY STREET, SOUTH BRISBANE
An A-grade office building located in Brisbane. The property is in close proximity to the recreational, retail and cultural precinct of South Bank. With extensive views of South Bank Parklands, Brisbane River and the Brisbane CBD. The property is also in close proximity to the South Bank train station, numerous bus routes, the City Cat and ferry services.

STUD PARK SHOPPING CENTRE, MELBOURNE
Located approximately 32kms south east of Melbourne’s CBD, the centre has a well-established trade area which comprises of a diverse mix of residential and commercial uses. Anchor tenants include Woolworths, Coles and Kmart.

124 WALKER STREET, NORTH SYDNEY
Located prominently within the North Sydney CBD, this building is a 19-level multi-tenanted office building. The offices have good natural light and there are excellent views from the upper levels.

CENTRALWEST DC, LAVERTON NORTH
Located in Laverton North, approximately 16 kms west of Melbourne’s CBD, the estate features three modern warehouse facilities and land for potential future development.

ACACIA GATE INDUSTRIAL ESTATE
Located approximately 16kms south of the Brisbane CBD Acacia Ridge Industrial Estate sits in an industrial precinct which is well connected to the freight rail network, major arterial roads and the Port of Brisbane. The estate consists of four separate and warehouse buildings leased to seven separate tenants.

33 PARK ROAD, MILTON, BRISBANE
Milton is approximately 2 kilometres from the Brisbane CBD and within this market. Park Rd is the premier commercial and retail precinct. The property is well serviced by public transport being closed to rail, bus and ferry stations. The iconic alfresco restaurant strip, Savoir Faire, is immediately opposite the property, which adds to the amenity of the area.
121 EVANS ROAD, SALISBURY
This property, located 12km from the Brisbane CBD, has three buildings which each consist of a freestanding office/warehouse building and associated car parking and hardstand areas.
The site benefits from a rail spur which connects with the interstate network.

200 GREENS ROAD, DANDENONG
Located in Dandenong South, Melbourne, the complex is comprised of two separate modern office and high-clearance warehouse buildings with expansion opportunities. The site is well serviced by major arterial roads.

730 LORIMER STREET, PORT MELBOURNE
This property occupies a prime corner location in Port Melbourne, approximately 2kms southwest of the CBD. Port Melbourne is currently benefiting from planning changes and gentrification.

2 POUND ROAD, WEST DANDENONG
This complex is part of a high quality estate located in outer south–east Melbourne.
It consists of two separate prime–grade industrial buildings, both constructed in 2005. Each building is constructed on separate land titles.

HILLORESE BUSINESS PARK, ROSEHILL
Located at the centre of the Sydney metropolitan road network, the site offers high short–term yield and longer–term redevelopment potential, with the precinct in the early stages of gentrification.

HOLBECHE INDUSTRIAL ESTATE, ARNDELL PARK
Located in an established industrial precinct in western Sydney, with excellent transport links to major arterial roads, good on-site maneuverability, and dual-street access.
636 ST KILDA ROAD, MELBOURNE
Located prominently on St Kilda Rd, Melbourne this iconic building is comprised of 18-levels of office space. The tower is freestanding and has excellent natural light and views of Port Philip Bay. In recent years, the building has been substantially refurbished.

OFFICE
VIC
Valuation: $116.0m
Lettable area: 17,050 sqm
Occupancy: 95.1%
Weighted average Lease Expiry: 2.7 years
Major Tenants: Hertz, Diversified Exhibitions

GASWORKS WORKSPACE, NEWSTEAD, BRISBANE
The Gasworks office accommodation consists of two fully-let, low rise buildings totaling 8,994sqm. The office sits directly over the retail plaza offering tenants excellent amenity and casual dining options.

OFFICE
QLD
Valuation: $77.0m
Lettable area: 8,994 sqm
Occupancy: 100%
Weighted average Lease Expiry: 4.3 years
Major Tenants: National Heavy Vehicle Regulator

CONNECT CORPORATE CENTRE, BUILDING 1, MASCOT, SYDNEY
The property was constructed in 2016 and comprises ground floor retail, car parking across four levels and office accommodation. Mascot is on Sydney’s railway network and is close to the domestic and international airports as well as Sydney’s major shipping container terminal.

INDUSTRIAL
NSW
Valuation: $48.5m
Lettable area: 5,642 sqm
Occupancy: 100%
Weighted average Lease Expiry: 5.1 years
Major Tenants: Qudos, JLL, Boston Scientific

Important note: Investors should consider the Product Disclosure Statement ("PDS") available from AMP Capital Investors Limited (ABN 59001777591, AFSL232497) ("AMP Capital") for the Wholesale Australian Property Fund ("Fund") before making any decision regarding the Fund. The PDS contains important information about investing in the Fund and it is important investors read the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. National Mutual Funds Management Ltd (ABN 32 006 787 720, AFSL 234652) ("NMFM") is the responsible entity of the Fund and the issuer of units in the Fund. Neither AMP Capital, NMFM 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. 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 and their advisers should, before making any investment.

CONTACT DETAILS
If you would like to know more about how AMP Capital can help you, please visit www.ampcapital.com

^Occupied areas include those subject to income support.
*Date of Valuation as at 30 June 2019