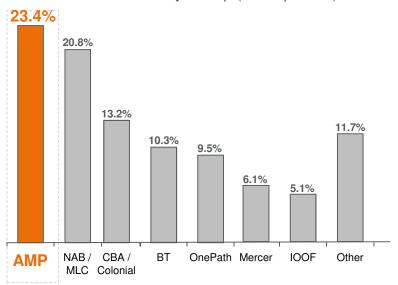




AMP Group – 160 years of experience in financial services

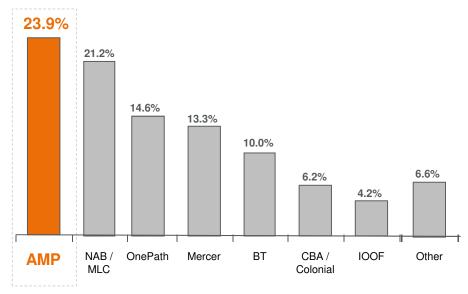
No. 1 in Australia Retail Pension

Market Share of FUM by Group (30 Sep 2010) - total A\$244bn



No. 1 in Australia Employer Pension

Market Share of FUM by Group (30 Sep 2010) - total A\$84bn



- > Established in 1849 as a mutual life insurance company
- > AMP Group assets under management of over A\$130 billion¹
- > Around 980,000 shareholders and 6000 employees
- > Over 3.8 million customers meaning 1 in 6 Australian adults are AMP customers
- > More than 2,900 planners and advisors, with 6000 independent financial advisors





AMP Capital Investors

- > A\$99.8 billion in funds under management¹
- > Top 3 real estate investment manager in Asia²

- > 50-year track record of real estate investment
- > Top 10 Australian company ranked by Forbes³



- ¹ As of March 31, 2012
- ² ANREV Research 2010
- ³ Forbes Global 2000, April 2010

AMP Capital offices and representatives





AMP Capital's investment capabilities & expertise

Direct Real Estate

- > Over A\$16 billion¹ in assets under management
- > Top 3 investment manager in Asia Pacific 2010¹

Unlisted Infrastructure

- > More than 20 years of experience
- > Global Top 3 Asian Infrastructure Investment Manager 2010²

Fixed Income

- > One of the largest fixed income managers in Asia-Pacific
- > Over A\$30 billion¹ in funds under management

Multi-Asset Group

- > Specialised division focusing on multi-manager funds, structured products, and investment strategy and economics
- > Over A\$54 billion³ FUM

Listed Real Estate

- > Asia Pacific pioneers of this sector in 2002
- > Over A\$7 billion² in funds under management

Listed Infrastructure

- > Leader with significant experience in listed infrastructure
- > Emerging market opportunities including Brazil, India and Russia

Equities

- > One of the largest Australian equity investment capabilities
- > First Australian company to be awarded the Qualified Foreign Institutional Investor (QFII) licence in 2006



¹ As of 31 March 2011

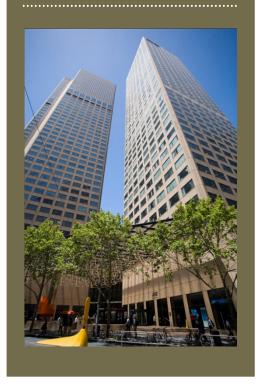
² Towers Watson 2010

³ As of 31 March 2011. The FUM figure includes underlying investments in other AMP Capital asset classes



50 years of real estate investment experience

Collins Place, Melbourne



Our clients benefit from our:

- > Disciplined focus on investment performance
- > Experience gained from almost 50 years of property investment
- > Access to wider AMP Capital insights and resources from a range of unified asset classes and global offices
- > Tailored solutions by design, construction and management of individual portfolios

Real estate fund manager of long standing and trusted capability

- > Over A\$23 Billion² in assets under management on behalf of institutional and retail investors
- > Over 400 real estate investment professionals and specialists, based in Australia, New Zealand, Singapore and Japan



¹ Towers Watson 2010

² As at 31 December 2010



Almost 60 years of real estate investment experience

2001

launched

1970s 1980s 1990s 2000s

1971

Launched AMP's Australian Core Property Portfolio

1976

Opened flagship AMP Centre in Sydney, Australia

Completed NAB

1981

Completed landmark buildings in Sydney (Sydney Tower) and Melbourne (Collins Place)

1985

House in the heart of Sydney's central business district

1996

AMP launches its first listed real estate trust

1997

Launched first opportunity fund -**AMP Property** Development Portfolio Series

1999

Acquired Schroders private client real estate business

2003

AMP Property AMP Global Income Fund Listed Property Securities Fund launched

> Select Property Portfolio Series launched

AMP Capital Shopping Centre Fund launched

2004

AMP Capital Wholesale Office Fund launched

Participated in the launch of the first Japanese global real estate investment trust (REIT)

2005

Core Property Fund launched

Participated in the launch of REIT in Taiwan 2006

AMP Capital Global Direct Property Fund launched

Singapore office expanded with focus on Asian real estate securities

2007

Japan office established

Participated in launch of Korean REIT

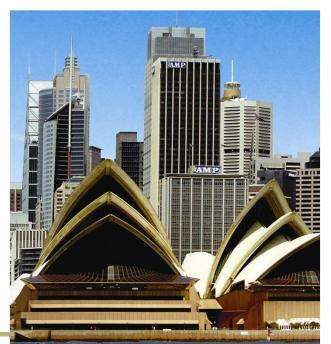
2009

Joint Manager of Singapore Industrial REIT

AMP Capital Brookfield formed

1962

Built Australia's first skyscraper in Sydney, AMP's headquarters







Diversified real estate offering

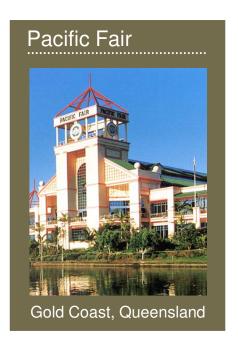
Expert management experience in:

Asian real estate

- > On the ground teams in Singapore and Japan
- > AIMS AMP Capital Industrial REIT portfolio includes 26 industrial properties in Singapore

Shopping centres

> 37 centres across Australia and New Zealand



Global real estate securities

- > Over A\$7 billion* in FUM
- > On the ground teams in Sydney, Singapore, Chicago and Hong Kong

Office and industrial

- > Over A\$6.3 billion* in AUM
- > Portfolio includes premier commercial and industrial properties in Australia and Singapore





Integrated real estate business

Our investment professionals have specialist expertise in:

- > Strategy, research and analysis
- > Real estate fund management
- > Disciplined portfolio construction
- > Capital markets structuring
- > Property valuations
- > Debt advisory
- > Property acquisitions and disposals
- > Property finance and accounts operations
- > Active asset, property and development management

Contributing to the success of the AIMS AMP Capital Industrial REIT

- > Use of corporate balance sheet to provide pipeline eg. access to Penjuru property
- > Access to debt advisory team on refinancing opportunities
- > Access to industrial asset management teams
- > Review and enhancement of corporate governance processes and remuneration practices
- > Access to development team
- Access to latest property and asset management systems and IT teams





Contact us

Simon Vinson

Head of Asian Property and New Business Initiatives BCom (Accounting, Finance & Systems), DipVal



AMP Capital Investors Level 15, AMP Centre 50 Bridge Street Sydney NSW 2000 Australia

T: +61 2 9257 1497

E: simon.vinson@ampcapital.com

- > Simon Vinson is the Head of Asian Property and New Business Initiatives and leads the team which is responsible for sourcing and developing new business and product opportunities for AMP Capital's Property business
- > Joining the AMP Group in 1982, Mr Vinson has worked in varied roles including a substantial period heading the real estate Business Development Team, during which time the business launched several key property funds, including an unlisted Shopping Centre Fund, the Core Property Fund for retail investors and Property's first international product, the Global Direct Property Fund
- > Mr Vinson also has extensive experience in property development for retail and commercial projects, as well as experience in property acquisitions and disposals across all property sectors.





Contact us

Graham Sugden

Head of Asian Funds Management MA (Land Economy), MRICS, AAPI



AMP Capital Investors UOB Plaza 2, #18-20 80 Raffles Place Singapore 048624 T: +65 6511 1869

E: graham.sugden@ampcapital.com

- > Graham Sugden joined AMP Capital Investors in 2007. His responsibilities include development and management of AMP Capital's Asian real estate funds management operations.
- > With over 30 years of experience prior to joining AMP Capital, Mr Sugden has worked with other major real estate investment groups in Australia, Korea, Malaysia and Singapore.
- > Mr Sugden was a Founding Committee Member of the Asian Public Real Estate Association (APREA), and has served as Vice President of APREA since the inaugural General Meeting in March 2006.
- > Mr Sugden holds a Masters Degree in Land Economy from the University of Cambridge, England.





Important note

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 is provided on a confidential basis and it must be kept strictly confidential (with the exception of providing it to your professional advisors who are also contractually and/or professionally bound to keep it confidential) and 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.

