

Corporate responsibility



For 160 years, AMP has invested in the future for generations of Australians – today, 1 in 6 are customers.

As a part of the AMP Group, AMP Capital Investors is committed

to building a sustainable future. The combination of our scale, breadth and capability provides us with the opportunity to influence the future and continue to make a difference.

By doing this well as a leading property investment manager, we create value for the stakeholders in our community, our marketplace, our workplace and our environment.

Our position

AMP Capital Investors is committed to investing in sustainability and to actively encouraging good corporate governance in the companies in which we invest. In addition to our compliance with the Federal Government's Energy Efficiencies Opportunities Act (EEO), AMP Capital is also a proud signatory to the United Nations Principles for Responsible Investment, principles which provide an internationally agreed framework to help institutional investors incorporate Environmental Social Governance (ESG) issues into their investment decision making and ownership practices.

Within this positive framework, AMP Capital Investors inceptioned a dedicated Corporate Responsibility (CR) policy in late 2007, in the belief that incorporating CR principles will be an increasingly important factor in the attraction and retention of key tenants and an enticement for customers to visit our shopping centres. Our focus on CR fundamentals will also lead to improved property returns, through reducing operating costs and achieving higher rents and occupancy rates.

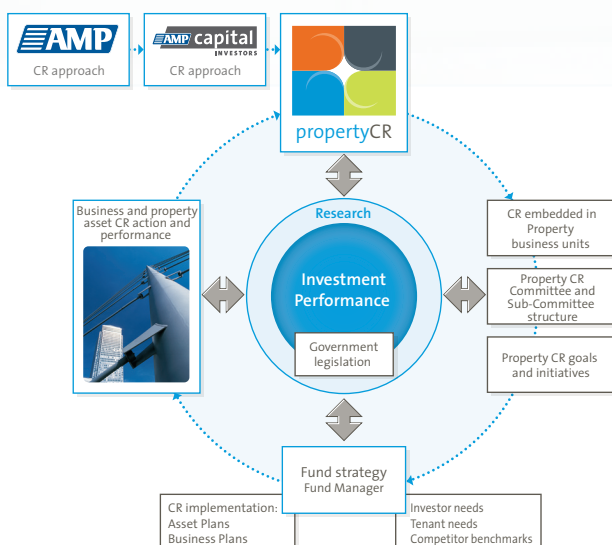
Despite increasing market volatility and economic uncertainty, 2008 was another key year for AMP Capital Investors, as CR principles became further embedded in our property business processes. The CR Committee has become an integral part of our business, initiating a market-leading approach to CR management.

AMP Capital Investors sustainability achievements in 2008 included:

- the installation of water saving technology where appropriate in our properties
- a 7.8% reduction in energy usage across our office portfolio
- a 16% increase in waste recycling rates for our office buildings in New South Wales
- the introduction of the Tenant Design and Delivery Fitout Guideline to encourage sustainable design in shopping centres, including energy and water efficiency and selection of suitable materials and waste control measures.

In addition, AMP Capital Investors and its staff proudly participated in a number of community and green related initiatives, along with supporting a number of national and local charities, including:

- Earth Hour – the national office portfolio of circa 900,000 square metres participated again in 2008, as the campaign was launched globally
- National Tree Day and Ride to Work Day
- AMP Capital Office & Industrial's Adopt-a-Charity programme raised \$40,000 for the Cystic Fibrosis Clinic at Westmead Children's Hospital in Sydney
- AMP Capital Shopping Centres' Starlight Christmas Campaign, raising over \$350,000 for the Starlight Children's Foundation, a total of close to \$1 million over the last three years
- more than 40 youth-focused initiatives were carried out by our shopping centre management teams in support of local communities right across Australia and New Zealand.

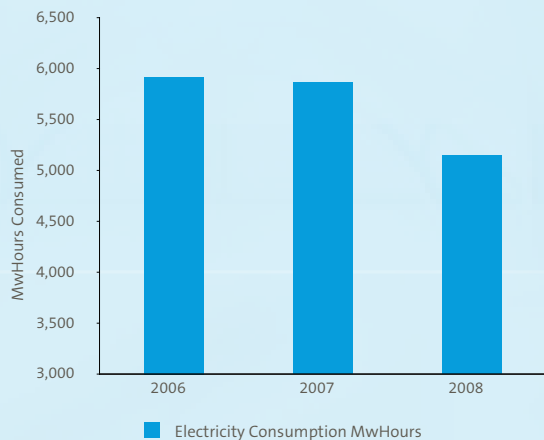


Property Income Fund 2008 Sustainability scorecard

Energy

During 2008 there have been significant reductions in energy consumption at a number of PIF assets following implemented improvements in operations management and capital project initiatives. The reduction in consumption on these properties was circa 12.3% as compared to 2007 (see chart below). The reduction in consumption of 721 MwHours for the year equates to an annual reduction in CO2 emissions equivalent to 398 cars.

Property Income Fund calendar year comparisons for electricity consumption



Examples of energy initiatives undertaken include:

- the continual improvements experienced at 140 Arthur St, North Sydney NSW, which realised a year on year energy reduction of 18.7% for 2008.
- the installation of an upgraded condenser water system and a new Building Management Control System (BMCS) at 10 Moore St, Canberra ACT has achieved a year on year energy reduction of 23.7%.
- the upgrade of the BMCS and the installation of carbon monoxide monitoring of the car park ventilation system at 117 Clarence St, Sydney NSW, achieved a reduction in electricity consumption of 13.1%.

Water

The installation of waterless urinals and tap flow restrictors throughout the majority of our managed office portfolio was completed in 2008.

In 2008 the Queensland Government required that each property complete a water use audit and prepare a Water Efficiency Management Plan (WEMP) to reduce consumption by 25% at all properties. As a result of this exercise, 316 Adelaide St Brisbane, 64 Marine Pde Southport and 555 Coronation Dr Toowong exceeded the required 25% reduction.

In addition, the Fund has also undertaken additional water saving measures to install upgraded cooling tower water treatment systems which reduce water wastage and increase the water cycles in the cooling towers.

Waste

In 2008 we continued to expand our preferred system of waste management across our national portfolio – Commingled Waste Recycling. The results of this program have steadily increased over the year and food waste recycling was also introduced where appropriate.

At 117 Clarence St Sydney NSW the recycling rates for the second half of 2008 have consistently been greater than 80%, exceeding the average for all applicable sites by 15%.