

PRELIMINARY 3 MONTH PERIOD REPORT ANNOUNCEMENT

AMP NZ Office Trust

(Name of Listed Issuer)

For the Three Months Ended 30 September 2005

(referred to in this report as the "current full year")

Preliminary Three Month period report on consolidated results (including the results for the previous corresponding 3 month period) in accordance with Listing Rule 10.4.2.

This report has been prepared in a manner which complies with generally accepted accounting practice and gives a true and fair view of the matters to which the report relates and is based on **unaudited** financial statements. If the report is based on audited financial statements, any qualification made by the auditor is to be attached.

The Listed Issuer has a formally constituted Audit Committee of the Board of Directors.

1 CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE	*Consolidated Statement Financial Performance		
	Current Three Months \$NZ'000	*Up/Down %	Previous corresponding Three Months \$NZ'000
1.1 OPERATING REVENUE			
(a) Trading Revenue			
(b) Other Revenue	22,583	6.6%	21,177
(c) Total Operating Revenue	22,583	6.6%	21,177
1.2 OPERATING *SURPLUS (DEFICIT) BEFORE TAXATION	8,315	11.3%	7,468
(a) Less taxation on operating result			
1.3 OPERATING *SURPLUS (DEFICIT) AFTER TAX	8,315	11.3%	7,468
(a) Extraordinary Items after Tax [detail in Item 3]			
(b) Unrealised net change in value of investment properties			
(c) Unrealised development margin on development properties	379		
1.4 NET *SURPLUS (DEFICIT) FOR THE PERIOD	8,694	16.4%	7,468
(a) Net *Surplus (Deficit) attributable to minority interests			
1.5 NET SURPLUS (DEFICIT) ATTRIBUTABLE TO MEMBERS OF THE LISTED ISSUER	8,694	16.4%	7,468

2 DETAILS OF SPECIFIC RECEIPTS/OUTLAYS, REVENUES/ EXPENSES FOR THREE MONTH PERIOD	*Consolidated Statement of Financial Performance	
	Current Three Months \$NZ'000	Previous corresponding Three Months \$NZ'000
2.1 INCLUDED IN CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE		
(a) Interest revenue included in Item 1.1(b)	98	143
(b) # Unusual items for separate disclosure (gain/loss) (detail - Item 3)		
(c) Equity earnings (gain/loss) (detail - Item 16)		
(d) Interest expense included in Item 1.2 (include all forms of interest, etc)	Convertible Note Other	1,835 3,894
(e) Leasing and renting expenses		
(f) Depreciation		
(g) Diminution in the value of assets (other than depreciation)		
(h) Amortisation of goodwill		
(i) Amortisation of other intangible assets - Convertible Note Issue Costs	291	291
(j) Impairment of goodwill		
(k) Impairment of other intangible assets		
(l) Property Management Fees	226	206
(m) Asset Management Fees	1,229	1,097
(n) Property Operating Expenses	6,202	6,230
(o) Outlays -Other Expenses	141	155
(p) Unrealised gain/(loss) in value of investment properties		
(q) Unrealised development margin on development properties	379	

5 EARNINGS PER SECURITY Calculation of basic and fully diluted, EPS in accordance with IAS33: Earnings Per Share	Earnings Per Security	
	Current Three Months \$NZ'000	Previous corresponding Three Months \$NZ'000
(a) Basic EPS	1.88	1.74
(b) Diluted EPS (if materially different from (a))		

6 MATERIAL ACQUISITIONS OF SUBSIDIARIES (See Note (VII) attached)	
(a) Name of subsidiary or group of subsidiaries
(b) Percentage of ownership acquired
(c) Contribution to consolidated net *Surplus (Deficit) (Item 1.4)	\$
(d) Date from which such contribution has been calculated
	\$

7 MATERIAL DISPOSALS OF SUBSIDIARIES (See Note (VII) attached)	
(a) Name of subsidiary or group of subsidiaries
(b) Contribution to consolidated net *Surplus (Deficit) (Item 1.4)	\$
(c) Date from which such contribution has been calculated
(d) Contribution to consolidated net *Surplus (Deficit) (Item 1.4) for the previous corresponding half year/full year
(e) Contribution to consolidated net *Surplus (Deficit) (Item 1.4) from sale of subsidiary	\$

8 REPORTS FOR INDUSTRY AND GEOGRAPHICAL SEGMENTS

Information on the industry and geographical segments of the Listed Issuer is to be reported for the *half year/ /full year in accordance with the provisions of SSAP:23: Financial Reporting for Segments. Because of the differing nature and extent of segments among Listed Issuers, no complete proforma is provided, and the segment information should be completed separately and attached to this report. However, the following shows a suitable list of items for presentation and indicates which amounts should agree with items included elsewhere in the full year report:

SEGMENTS

Industry : During the current and previous corresponding period ANZO operated solely in the CBD Office Property investment market in New Zealand.

- Operating revenue:
 - * Sales to customers outside the group
 - * Intersegment sales
 - * Unallocated revenue
- Total revenue [consolidated total equal to Item 1.1(c) above]
- Segment result
- Unallocated expenses
- Operating surplus (Deficit) after tax (Item 1.3)
- Segment assets
- Unallocated assets
- Total assets (Equal to Item 9.3)

Geographical

- Operating revenue:
 - * Sales to customers outside the group
 - * Intersegment sales
 - * Unallocated revenue
- Total revenue [consolidated total equal to Item 1.1(c) above]
- Segment result
- Unallocated expenses
- Operating surplus (Deficit) after tax (Item 1.3)
- Segment assets
- Unallocated assets
- Total assets (Equal to Item 9.3)

Consolidated Statement of Financial Position			
(Note (viii)) attached has particular relevance for the preparation	At end of current Three Months \$NZ'000	As shown in last Annual Report \$NZ'000	As shown in corresponding Three Months \$NZ'000
9 CURRENT ASSETS:			
(a) Cash	1,140	1,053	2,327
(b) Trade receivables	1,270	1,292	947
(c) Investments			
(d) Inventories			
(e) Other assets, current	2,165	1,068	528
TOTAL CURRENT ASSETS	4,575	3,413	3,802
9.1 NON-CURRENT ASSETS			
(a) Trade receivables			
(b) Investments			
(c) Inventories			
(d) Property, plant and equipment/Investment Properties	841,787	835,295	760,542
(e) Goodwill			
(f) Deferred Taxation Assets			
(g) Other Intangible Assets			
(h) Other assets, non current	3,464	3,383	3,029
(i) Deposit on Unconditional Property	2,978		
9.2 TOTAL NON-CURRENT ASSETS	848,229	838,678	763,571
9.3 TOTAL ASSETS	852,804	842,091	767,373
9.4 CURRENT LIABILITIES			
(a) Trade Creditors	6,305	7,724	8,140
(b) Income in advance, current			
(c) Secured loans			
(d) Unsecured loans			
(e) Provisions, current			
(f) Other liabilities, current - Deferred Property Settlement			
TOTAL CURRENT LIABILITIES	6,305	7,724	8,140
9.5 NON-CURRENT LIABILITIES			
(a) Accounts payable, non-current			
(b) Secured loans	255,000	259,000	271,000
(c) Unsecured loans			
(d) Provisions, non-current			
(e) Deferred Taxation Liability, non-current			
(f) Other liabilities, non-current - Convertible Note	93,201	92,910	92,038
9.6 TOTAL NON-CURRENT LIABILITIES	348,201	351,910	363,038
9.7 TOTAL LIABILITIES	354,506	359,634	371,178
9.8 NET ASSETS	498,298	482,457	396,195
9.9 SHAREHOLDERS' EQUITY			
(a) Share capital (optional)	398,843	383,129	352,946
(b) Reserves (optional)			
(i) Revaluation reserve			
(ii) Other reserves			
(c) Retained Surplus (accumulated Deficit) (optional)	99,455	99,328	43,249
9.10 SHAREHOLDERS' EQUITY ATTRIBUTABLE TO MEMBERS OF THE LISTED ISSUER	498,298	482,457	396,195
(a) Minority equity interests in subsidiaries			
9.1 TOTAL SHAREHOLDERS' EQUITY	498,298	482,457	396,195
(a) Returns on Assets (%) (EBIT divided by Total Assets)			
(b) Return on Equity (%) (Net Income divided by Shareholders' Equity)			
(c) Debt to Equity Ratio (%) (Total Liabilities divided by Shareholders' Equity)			

	Consolidated Statement of Cashflows for the Three Month Period	
	Current Three Months \$NZ'000	Corresponding Three Months \$NZ'000
(See Note (IX) attached)		
10 CASH FLOWS RELATING TO OPERATING ACTIVITIES		
(a) Receipts from customers	22,507	20,599
(b) Interest received	98	143
(c) Dividends received		
(d) Payments to suppliers and employees	(9,261)	(6,850)
(e) Interest paid - convertible note		
Interest paid - other	(5,047)	(2,466)
(f) Income taxes paid		
(g) Other cash flows relating to operating activities		
NET OPERATING FLOWS	8,297	11,426

(See Note (IX) attached)		
11 CASH FLOWS RELATING TO INVESTING ACTIVITIES		
(a) Cash proceeds from sale of property, plant and equipment		
(b) Cash proceeds from sale of equity investments		
(c) Loans repaid by other entities		
(d) Cash paid for purchases on existing properties	(8,223)	(148,020)
(e) Interest paid - capitalised	(179)	(272)
(f) Cash paid for purchases of equity investments		
(g) Loans to other entities		
(h) Other cash flows relating to operating activities		
(h) Deposit on unconditional property	(2,978)	
NET INVESTING CASH FLOWS	(11,380)	(148,292)

(See Note (IX) attached)		
12 CASH FLOWS RELATED TO FINANCING ACTIVITIES		
(a) Cash proceeds from issue of shares, options, etc.	15,760	
(b) Cash proceeds from issue of Convertible Notes		95,236
(c) Borrowings		51,000
(d) Repayment of borrowings	(4,000)	
(e) Distributions to Unit holders	(8,567)	(7,500)
Distribution to Note holders		
Buyback of Units		
(f) Other cash flows - Unit issue costs	(23)	(3,147)
NET FINANCING CASH FLOWS	3,170	135,589

(See Note (IX) attached)		
13 NET INCREASE (DECREASE IN CASH HELD)	87	(1,277)
(a) Cash at beginning of three months	1,053	3,604
(b) Exchange rate adjustments to Item 12.3(a) above		
(c) CASH AT END OF THE THREE MONTH PERIOD	1,140	2,327

14 NON-CASH FINANCING AND INVESTING ACTIVITIES	
Provide details of financing and investing transactions which have had a material effect on group assets and liabilities but did not involve cash flows: Nil	

	Current Three Months NZ\$'000	Previous Corresponding Three Months NZ\$'000
15 RECONCILIATION OF CASH		
For the purposes of the above Statement of cash flows, cash includes:		
Cash at the end of the full year as shown in the statement of cash flows is reconciled to the related items in the financial statements as follows:		
Cash on hand and at bank	1,140	2,327
Deposits at call		
Bank overdraft		
Other (provide details e.g. Term Deposits)		
Total = Cash at End of the Three Month Period (Item 13(c) above)	1,140	2,327

16 EQUITY ACCOUNTED INVESTMENTS IN ASSOCIATES

Information attributable to the reporting group's share of investments in associates and other material interests is to be disclosed by way of separate note below (refer FRS-38 Accounting for Investments in Associates).

16 GROUP SHARE OF RESULTS OF ASSOCIATES

- (a) OPERATING *SURPLUS (DEFICIT) BEFORE TAX
- (b) Less tax
- (c) OPERATING *SURPLUS (DEFICIT) AFTER TAX
 - (i) Extraordinary items
- (d) NET *SURPLUS (DEFICIT) AND EXTRAORDINARY ITEMS AFTER TAX

Equity Earnings	
Current Three Months \$NZ'000	Previous corresponding Three Months \$NZ'000

16 MATERIAL INTERESTS IN CORPORATIONS NOT BEING SUBSIDIARIES

(a) The group has a material (from group's viewpoint) interest in the following corporations:

Name	Percentage of ordinary shares held at end of *Half/Full Year		Contribution to net *surplus (deficit) (Item 1.5)	
	Current Three Months	Previous Corresponding Three Months	Current Three Months NZ\$'000	Previous Corresponding Three Months NZ\$'000
Equity Accounted Associates			<i>Equity Accounted in current year</i>	
Other Material Interests			<i>Not Equity Accounted in current year</i>	

(b) Investments in Associates

- Carrying value of investments in associates beginning of half year/ full year
- Share of changes in associates' post acquisition surpluses/and reserves:
 - Retained surplus
 - Reserves
- Net goodwill amortisation and impairment adjustments in the period
- Less Dividends received in the period
- Equity carrying value of investments at the end of half year/full year
- Amount of goodwill included in carrying value at end of that half year/full year

Current Three Months \$NZ'000	Previous Corresponding Three Months \$NZ'000

17 ISSUED AND QUOTED SECURITIES AT END OF CURRENT THREE MONTH PERIOD

Category of Securities	Issued	Number		Paid-Up Value	
		Number	Quoted	Number	Cents
PREFERENCE SHARES:					
# (Description)					
Issued during current *half year/full year					

ORDINARY UNITS:	Units	Cents	\$
Balance at 01/07/05	463,071,429		383,129,000
Issued during current three months	17,707,200	89c	15,714,000 (net of costs)
Buy back during current three months			
Balance at 30/09/05	480,778,629		398,843,000

CONVERTIBLE NOTES
(Description)

95,236,346 Mandatory Convertible Notes were issued on 15 July 2004 at an issue price of \$1 each. These Notes have a coupon rate of 8.50% per annum payable semi annually on 30 June and 31 December. On 30 June 2007 the Notes convert to Units in AMP NZ Office Trust on a dollar for dollar basis. Issue Costs associated with the Notes have been offset against the debt obligation. These issue costs are amortised over the term of the Notes.

Balance at 30/09/05	95,236,346	\$ 1.00	\$ 95,236,346
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OPTIONS:	Issued	Quoted	Exercise Price	Expiry Date
Issued during current *half year/full year				

DEBENTURES - Totals only:	\$	
UNSECURED NOTES - Totals only:	\$	
OTHER SECURITIES	\$	\$

Description includes rate of dividend or interest and any redemption or conversion rights together with the prices and dates thereof.

18 COMMENTS BY DIRECTORS

If no report in any section, state NIL. If insufficient space below, provide details in the form of notes to be attached to this report.

- (a) Material factors affecting the revenues and expenses of the group for the current full year
Nil
- (b) Significant trends or events since end of current full year
Nil
- (c) Changes in accounting policies since last Annual Report to be disclosed
Nil
- (d) Critical Accounting Policies - Management believes the following to be critical accounting policies. That is they are both important to the portrayal of the Issuer's financial condition and results, as they require management to make judgments and estimates about matters that they are inherently uncertain
Nil
- (e) Management's discussion and analysis of financial condition, result and/or operations (optional) - this section should contain forward looking statements that should outline where these involve risk and uncertainty
Nil
- (f) Other comments
The Director have resolved that the AMP NZ Office Trust will be adopting NZ IFRS for the year ending 30 June 2007. NZ IFRS has no impact on the financial statements for the 3 months ended 30 September 2005.

19 DIVIDEND

- (a) Dividend Yield as at balance date (%) (Annual dividend per share divided by price per share)
- (b) Tax Adjusted Dividend Yield as at balance date (%) (Annual net dividend per share divided by price per share)

20 ANNUAL MEETING (if full year report)

- (a) N/A
- (b) N/A
- (c) Approximate date of availability of Annual Report: N/A

If this interim report was approved by resolution of the Board of Directors, please indicate date of meeting: 26 October 2004



(signed by) Authorised Officer of Listed Issuer

13 October 2005

(date)

*Delete as required