

SUPPLEMENTARY 3 MONTH PERIOD REPORT

AMP NZ Office Trust
(Name of Listed Issuer)

For the Three Months Ended 30 September 2007

Preliminary three month report on consolidated results (including the results for the previous corresponding 3 month period)
This report has been prepared in a manner which complies with NZ IFRS and gives a true and fair view of the matters to which the report relates and is based on **unaudited financial statements**.
The Listed Issuer **has** a formally constituted Audit Committee of the Board of Directors.

CONSOLIDATED INCOME STATEMENT	Consolidated Income Statement		
	Current Three Months \$NZ'000	*Up/Down %	Previous corresponding Three Months \$NZ'000
Revenue			
Rental Income	28,893	14.1%	25,313
Other Revenue	88	29.4%	68
Total Revenue	28,981	14.2%	25,381
Total Direct Expenses	7,791	13.3%	6,876
Operating Profit before Indirect Expenses	21,190	14.5%	18,505
Audit Fees	34	47.8%	23
Trustee Fees	37	-11.9%	42
Asset Management Fees	2,231	34.8%	1,655
Bank Interest	4,797	-8.0%	5,212
Convertible Note Interest		-100.0%	2,333
Other Expenses	184	-20.0%	230
Total Indirect Expenses	7,283	-23.3%	9,495
Operating Profit Before Taxation	13,907	54.4%	9,010
Unrealised Net Change in Value of Investment Properties		#DIV/0!	
Unrealised Interest Rate SWAP Gain	(1,422)	-274.3%	816
Net Profit Before Taxation	12,485	27.1%	9,826
Taxation Expense			
Current Tax		#DIV/0!	
Deferred Tax	3,018	7.7%	2,802
Net Profit after Taxation for the Three Month Period	9,467	34.8%	7,024

STATEMENT OF CHANGES IN EQUITY	Statement of Changes in Equity	
	Current Three Months \$NZ'000	Previous corresponding Three Months \$NZ'000
Equity at the Start of the Year	954,742	545,593
Net Profit for the Three Month Period	9,467	7,024
Total Recognised Revenues and Expenses for the Three Month Period	9,467	7,024
Other		
Units Issued	-	-
Distributions to Unit holders	(11,633)	(9,058)
Equity at the End of the Three Month Period	952,576	543,559

CONSOLIDATED BALANCE SHEET	Consolidated Balance Sheet	
	At end of current Three Months \$NZ'000	Previous corresponding Three Months \$NZ'000
ASSETS		
Current Assets		
Cash at Bank	4,134	2,342
Trade Debtors	2,231	1,271
Leasing Fees	874	768
Other Current Assets	1,808	1,270
Tax Losses		4,152
Fair Value Interest Rate SWAP's	10,665	2,673
Total Current Assets	19,712	12,476
Non Current Assets		
Leasing Fees	3,721	3,486
Development Properties	35,204	
Investment Properties	1,373,347	1,018,809
Total Non Current Assets	1,412,272	1,022,295
TOTAL ASSETS	1,431,984	1,034,771
LIABILITIES		
Current Liabilities		
Short Term Loan	306,500	298,000
Mandatory Convertible Note		94,364
Other Current Liabilities	10,586	8,099
Total Current Liabilities	317,086	400,463
Non Current Liabilities		
Term Loan		
Mandatory Convertible Note		
Deferred Tax - Depreciation	75,382	63,532
Deferred Tax - Property Revaluations	83,420	26,335
Deferred Tax - Fair Value Interest Rate SWAP's	3,520	882
Total Non Current Liabilities	162,322	90,749
TOTAL LIABILITIES	479,408	491,212
TOTAL EQUITY	952,576	543,559
TOTAL LIABILITIES AND EQUITY	1,431,984	1,034,771

CONSOLIDATED CASH FLOW STATEMENT	Consolidated Cash Flow Statement for the Three Month Period	
	Current Three Months \$NZ'000	Corresponding Three Months \$NZ'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash was Provided from:		
Rental Income	27,923	26,568
Interest Income	88	68
Cash was Applied to:		
Office Property Expenses	(9,194)	(9,304)
Other Trust Expenses	(2,612)	(1,806)
Interest Paid on Convertible Notes		
Other Interest Expense	(3,567)	(6,245)
NET CASH INFLOW (OUTFLOW) FROM OPERATING ACTIVITIES	12,638	9,281
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash was Applied to:		
Investment Properties	(1,952)	(2,083)
Development Properties	(698)	
Capitalised Interest on Development Properties	(666)	
NET CASH INFLOW (OUTFLOW) FROM INVESTING ACTIVITIES	(3,316)	(2,083)
CASH FLOWS FROM FINANCING ACTIVITIES		
Cash was Applied from:		
Loan Facility Drawdown's	316,500	639,000
Issue of Units		
Cash was Applied to:		
Loan Facility Repayments	(311,500)	(636,000)
Distributions to Unit holders	(11,633)	(9,058)
Offering Costs		
NET CASH INFLOW (OUTFLOW) FROM FINANCING ACTIVITIES	(6,633)	(6,058)
NET INCREASE (DECREASE) IN CASH HELD	2,689	1,140
Cash at the Beginning of the Three Month Period	1,445	1,202
CASH AT THE END OF THE THREE MONTH PERIOD	4,134	2,342

EARNINGS PER UNIT Calculation of EPU in accordance with NZ IAS 33: Earnings Per Share	Earnings Per Unit	
	Current Three Months Cents per Unit	Previous corresponding Three Months Cents per Unit
Earning per Unit - Net Profit after Taxation	1.38	1.46
Earning per Unit - Operating Profit before Taxation	2.02	1.87

ISSUED AND QUOTED SECURITIES AT END OF CURRENT THREE MONTHS			
Category of Securities	Issued	Number	Quoted
		Number	Cents
			Paid-Up Value (If not fully paid)
ORDINARY UNITS:		Units	Cents
			\$
Balance at 01/07/07		688,083,056	622,090,000
Issued during current 3 months			
Buy back during current 3 months			
Balance at 30/09/07		688,083,056	622,090,000

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
None

(b) Significant trends or events since end of current full year
None

(c) Changes in accounting policies since last Annual Report to be disclosed
None

(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
None

(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
None

(f) Other comments

If this interim report was approved by resolution of the Board of Directors, please indicate date of meeting: 1 November 2007


 (signed by) Authorised Officer of Listed Issuer

1 November 2007