

AMP NZ Office Trust	
<b>Results for announcement to the market</b>	
Reporting Period	Three Months Ended 30 September 2010
Previous Reporting Period	Three Months Ended 30 September 2009

	Amount (000s)	Percentage change
Revenue from ordinary activities	\$NZ 34,300	(2.1)%
Profit (loss) from ordinary activities after tax attributable to security holder.	\$NZ 6,487	(55.8)%
Net profit (loss) attributable to security holders.	\$NZ 6,487	(55.8)%

Interim Dividend	Amount per security	Imputed amount per security
	Nil	Nil

Record Date	NA
Dividend Payment Date	NA

Comments:	<p>The material factors which have caused the significant percentage change to net profit attributable to security holders are:</p> <ul style="list-style-type: none"> <li>• A loss on the fair value of the interest rate swaps of \$5,066,000 compared to the corresponding period gain in 2009 of \$2,266,000.</li> <li>• An increase in deferred tax of \$1,373,000.</li> </ul> <p>Summary financial statements attached.</p>
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