



News release – January 23, 2007

ANZO welcomes new cornerstone investor and management company arrangements

AMP NZ Office Trust (ANZO) has received notice that AMP Capital Investors has exercised its right – in accordance with the previously disclosed specified rights deed – to acquire and sell the shares in ANZO’s management company, and units in ANZO, held by Multiplex Property Funds Management Limited (Multiplex) to its new partner, Haumi.

“Haumi’s decision to invest is a strong endorsement of ANZO’s management, business strategy, investment portfolio and future prospects. We welcome Haumi as a cornerstone investor and partner in ANZO’s management with AMP Capital Investors,” said Craig Stobo, independent director and chairman of ANZO’s management company.

Haumi is a subsidiary of a major international institutional investor.. It is a long-term investor that invests in high quality assets with strong management, and has significant experience in the global real estate market.

“Haumi brings considerable scale and depth to ANZO as an investor. We look forward to developing close relationships and drawing on Haumi’s expertise as we continue to execute our business strategy,” said Mr. Stobo.

AMP Capital Investors has also advised ANZO that its arrangements with Haumi are to involve the granting by Haumi to AMP Capital Investors of pre-emptive rights over Haumi’s ANZO units, and AMP Capital Investors has accordingly given a "restricted transfer notice" to ANZO for the purposes of Listing Rule 4.5.2 and clause 7.2(a) of the schedule to ANZO's trust deed. ANZO intends to give the response notice required under the listing rules and its trust deed shortly.

A copy of AMP Capital’s press release containing more details of its arrangements with Haumi is attached.

-ends-

About ANZO

ANZO is New Zealand’s largest listed investor in prime and A-grade commercial office property. A unit trust listed on the New Zealand Exchange, ANZO currently owns 14 New Zealand office buildings with a total gross value of more than \$1.4 billion – Auckland’s PricewaterhouseCoopers Tower, ANZ Centre, IAG House, AMP Centre and 21 Queen Street; and Wellington’s State Insurance Tower, Vodafone on the Quay, HP Tower, 125 The Terrace, No. 1 and 3 The Terrace, Pastoral House, Mayfair House, AXA Centre and Deloitte House.

Media enquiries:

Robert Lang
Chief Executive Officer
AMP NZ Office Trust

AMP NZ Office Trust

Head Office
Level 14, HP Tower, 171 Featherston Street, Wellington
PO Box 2, Wellington, New Zealand
T +64 4 494 2299 F +64 4 494 2267 E general@anzo.co.nz

Auckland Office
Level 18, AMP Centre
29 Customs Street West, Auckland
T +64 9 307 8325 F +64 9 307 8318

Office: 04-494 2268
Mobile: 029-494 2268
Email: robert.lang@anzo.co.nz

media:release

23 January 2008

AMP Capital Investors welcomes new management partner and cornerstone investor in AMP NZ Office Trust

AMP Capital Investors welcomes Haumi as its new management partner and cornerstone investor in AMP NZ Office Trust (ANZO).

“AMP Capital Investors’ new management partner is a major international institutional investor with extensive experience in global real estate. Its decision to invest in ANZO underscores the quality of AMP Capital Investors’ expertise as an investment manager and the strength of ANZO as a business and investment,” said Murray Gribben, Managing Director, AMP Capital Investors.

Following an earlier announcement to the market on Thursday 17th January, AMP Capital Investors has now entered into agreements with Haumi under which Haumi will acquire a 50% share of ANZO’s management company and 19.9% of the units in ANZO from AMP Capital Investors. This follows AMP Capital Investors’ decision to exercise its right to acquire the shares in ANZO’s management company and units previously held or controlled by Multiplex Property Funds Management Limited (Multiplex).

“The new arrangements between AMP Capital Investors and Haumi will bring together the best of local and international investment practice. Haumi is a long-term investor that only invests in high quality assets with strong management. Haumi brings experience in global property investment, stability and a strong balance sheet, and will help to facilitate new opportunities for the benefit of all ANZO unitholders,” said Mr Gribben.

ANZO’s management team and business strategy will continue as usual, drawing on the complementary strengths of AMP Capital Investors and Haumi.

AMP Capital Investors will continue to support and remain a long-term investor in ANZO. Mr Gribben said Haumi’s presence as the new management partner and cornerstone investor in ANZO is a strong endorsement of ANZO’s current and future prospects. In connection with this transaction AMP Capital Investors’ managed funds will reduce their holding in ANZO to 5% of the number of units on issue. AMP Capital Investors intends seeking regulatory clearance (if required) to gain flexibility to increase its ownership in the future. Following the transaction AMP Capital Investors’ managed funds and Haumi will have in total 24.9% of ANZO’s units. AMP Capital will continue to hold 50% of ANZO’s management company.

The management company shareholder transition – from Multiplex to Haumi – will occur over the next month and Haumi will have the right to appoint two new directors to the Board of ANZO’s management company in place of Multiplex’s current representatives on that Board. The Board will continue to include two directors appointed by AMP Capital Investors and two independent directors.

ENDS

AMP Capital Investors

In New Zealand, AMP Capital Investors has been managing funds on behalf of clients for over 80 years and has evolved from a traditional funds management organisation to a broad based investment management company. Today AMP Capital is New Zealand's leading funds manager with \$12 billion* of funds under management providing a comprehensive range of market-leading investment products. With over \$3.0* billion of commercial property under management, AMP Capital Investors is New Zealand's leading property investor offering investors exposure to a diversified portfolio of property assets. AMP Capital Investors (NZ) Ltd is effectively wholly owned by AMP Limited, which is listed on the Australian and New Zealand stock exchanges.

*As at 30 September 2007.

About ANZO

ANZO is New Zealand's largest listed investor in prime and A-grade commercial office property. A unit trust listed on the New Zealand Exchange, ANZO currently owns 14 New Zealand office buildings with a total gross value of more than \$1.4 billion – Auckland's PricewaterhouseCoopers Tower, ANZ Centre, IAG House, AMP Centre and 21 Queen Street; and Wellington's State Insurance Tower, Vodafone on the Quay, HP Tower, 125 The Terrace, No. 1 and 3 The Terrace, Pastoral House, Mayfair House, AXA Centre and Deloitte House.

For more information contact:

Veronica Ruddenklau
External Relations Manager
AMP Public Affairs
Tel: 09 337 7723
Cell: 021960864

Veronica_ruddenklau@amp.co.nz