

## SUPPLEMENTARY 9 MONTH PERIOD REPORT

### AMP NZ Office Trust For the Nine Months Ended 31 March 2010

Preliminary 9 month report on consolidated results (including the results for the previous corresponding 9 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.

<b>CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME</b>		
	<b>Current 9 months \$NZ'000</b>	<b>Previous corresponding 9 months \$NZ'000</b>
<b>Revenue</b>		
Rental income	104,814	99,952
Other revenue	145	301
<b>Total revenue</b>	<b>104,959</b>	<b>100,253</b>
<b>Total direct expenses</b>	<b>27,342</b>	<b>24,942</b>
<b>Operating profit before indirect expenses</b>	<b>77,617</b>	<b>75,311</b>
Audit fees	53	81
Trustee fees	112	108
Asset management fees	6,494	7,649
Interest expense	15,533	19,982
Other expenses	529	367
<b>Total indirect expenses</b>	<b>22,721</b>	<b>28,187</b>
<b>Operating profit before income tax</b>	<b>54,896</b>	<b>47,124</b>
<b>Non operating income and (expenses)</b>		
Unrealised net change in value of investment properties	(63,119)	(172,034)
Impairment loss on development properties	-	(19,114)
Unrealised interest rate swap gain/(loss)	307	(31,864)
<b>Total non operating income and (expenses)</b>	<b>(62,812)</b>	<b>(223,012)</b>
<b>Profit (loss) before income tax</b>	<b>(7,916)</b>	<b>(175,888)</b>
<b>Income tax benefit (expense)</b>		
Current tax	(7,898)	(5,132)
Deferred tax	(1,578)	39,397
<b>Total income tax benefit (expense)</b>	<b>(9,476)</b>	<b>34,265</b>
Profit (loss) after income tax	(17,392)	(141,623)
<b>Total comprehensive (loss) after income tax attributable to Unit Holders</b>	<b>(17,392)</b>	<b>(141,623)</b>
<b>DISTRIBUTABLE PROFIT RECONCILIATION</b>		
	<b>Current 9 months \$NZ'000</b>	<b>Previous Corresponding 9 months \$NZ'000</b>
<b>Total comprehensive (loss) after income tax attributable to Unit Holders</b>	<b>(17,392)</b>	<b>(141,623)</b>
<i>Add</i> Impairment loss on development properties		19,114
<i>Less</i> Unrealised fair value change to interest rate swaps	307	(31,864)
<i>Less</i> Deferred tax benefit (expense)	(1,578)	39,397
<i>Less</i> Unrealised fair value change to investment properties	(63,119)	(172,034)
<b>Distributable profit</b>	<b>46,998</b>	<b>41,992</b>

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	<b>Current 9 months \$NZ'000</b>	<b>Previous corresponding 9 months \$NZ'000</b>
<b>Balance at the beginning of the period</b>	977,375	1,023,653
Total comprehensive (loss) after income tax	(17,392)	(141,623)
<b>Total recognised earnings for the period</b>	<b>(17,392)</b>	<b>(141,623)</b>
<b>Distributions</b>		
Distributions to Unit Holders	(43,451)	(39,276)
<b>Total distributions</b>	<b>(43,451)</b>	<b>(39,276)</b>
<b>Other movements</b>		
Unit issue costs	(39)	-
<b>Total other movements</b>	<b>(39)</b>	<b>-</b>
<b>Equity at the end of the period</b>	<b>916,493</b>	<b>842,754</b>

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>At end of current 9 months \$NZ'000</b>	<b>Previous corresponding 9 months \$NZ'000</b>
<b>Current assets</b>		
Cash at bank	2,899	327
Trade debtors	2,036	1,471
Leasing fees	1,035	1,007
Provision for Tax	240	287
Other current assets	3,228	1,725
<b>Total current assets</b>	<b>9,438</b>	<b>4,817</b>
<b>Non current assets</b>		
Leasing fees	3,271	3,715
Deferred tax - fair value interest rate swaps	4,482	8,218
Development properties	-	73,875
Investment properties	1,335,524	1,402,100
Other non current assets	992	-
<b>Total non current assets</b>	<b>1,344,269</b>	<b>1,487,908</b>
<b>Total assets</b>	<b>1,353,707</b>	<b>1,492,725</b>
<b>Current liabilities</b>		
Short term loan	-	242,500
Fair value of swaps	190	-
Other current liabilities	10,008	8,207
<b>Total current liabilities</b>	<b>10,198</b>	<b>250,707</b>
<b>Non current liabilities</b>		
Term loan	268,500	205,000
Fair value of interest rate swaps	14,749	27,393
Deferred tax - depreciation	87,984	86,045
Deferred tax - property revaluations	55,782	80,826
<b>Total non current liabilities</b>	<b>427,015</b>	<b>399,264</b>
<b>Total Liabilities</b>	<b>437,213</b>	<b>649,971</b>
<b>Equity</b>		
Units	817,120	622,090
Retained earnings	99,374	220,664
<b>Total Equity</b>	<b>916,494</b>	<b>842,754</b>
<b>Total liabilities and equity</b>	<b>1,353,707</b>	<b>1,492,725</b>

**CONSOLIDATED STATEMENT OF CASHFLOWS**

	<b>Current 9 months \$NZ'000</b>	<b>Corresponding 9 months \$NZ'000</b>
<b>Cash flows from operating activities</b>		
Rental income	103,543	99,292
Interest income	145	301
Office property expenses	(22,071)	(29,225)
Other trust expenses	(7,048)	(7,677)
Interest expense	(16,817)	(19,048)
Income tax	(6,705)	(5,243)
<b>Net cash inflow (outflow) from operating activities</b>	<u>51,047</u>	<u>38,400</u>
<b>Cash flows from investing activities</b>		
Investment properties	(4,249)	(9,042)
Development properties	(3,040)	(29,591)
Capitalised interest on development properties	(1,275)	(4,195)
<b>Net cash inflow (outflow) from investing activities</b>	<u>(8,564)</u>	<u>(42,828)</u>
<b>Cash flows from financing activities</b>		
Loan facility drawdown's	2,500	43,500
Distributions to unit holders	(43,451)	(39,276)
Offering costs	(152)	-
<b>Net cash inflow (outflow) from financing activities</b>	<u>(41,103)</u>	<u>4,224</u>
<b>Net increase (decrease) in cash held</b>	<u>1,380</u>	<u>(204)</u>
Cash and cash equivalents at the beginning of the period	1,519	531
<b>Cash and cash equivalents at the end of the period</b>	<u>2,899</u>	<u>327</u>

### EARNINGS PER UNIT

Calculation of EPU in accordance with NZ IAS 33: Earnings Per Share	Current 9 months Cents per Unit	Previous corresponding 9 months Cents per Unit
Earnings per unit - Net profit after taxation	(1.74)	(20.58)
Earnings per unit - Operating profit before taxation	5.50	6.85
Earnings per unit - Operating profit after current taxation (distributable profit)	4.71	6.10


### ISSUED AND QUOTED SECURITIES AT END OF CURRENT PERIOD

Category of securities issued	Number	Quoted	Number Number cents	Paid-up value (If not fully paid) \$
<b>ORDINARY UNITS:</b>	Units		Cents	
Balance at 01/07/09	997,718,478			817,120,000
Issued during current 9 month period				
Buy back during current year				
Balance at 31/03/10	997,718,478			817,120,000

### COMMENTS BY DIRECTORS

- (a) Material factors affecting the revenues and expenses of the Trust for the current 9 months:  
At 31 December 2009 the Trust revalued its portfolio resulting in a decrease in asset values of \$63.1m for the six months ended 31 December 2009. No portfolio revaluation was undertaken for the three months to 31 March 2010.
- (b) Significant trends or events since end of current 9 months:
- (1) At 31 March 2010, the 30 June 2009 fee review was still in progress. The fee charged for the nine months to 30 March 2009 has been calculated on an interim basis at 0.65% of gross investment assets. On 26 February 2010 the Manager announced a new management fee structure which if approved by Unit holders will be retrospectively applied to 1 July 2009. Key features of the proposed fee structure are:
- a base fee of 0.55% for the first billion investment properties and 0.45% thereafter.
  - a performance fee of 10% of outperformance of the Trusts over other NZX listed property vehicles, with an out-performance cap of 5% p.a. above the performance hurdle.
- (2) The Manager, AMP Haumi Management Limited announced on 26 February 2010 a proposal for a new corporate structure and governance model that will provide a clear separation between the interests of AMP NZ Office Trust and the Manager.
- (3) On 20 January 2010, the Tax Working Group issued a series of tax reform recommendations which if adopted will have an impact on AMP NZ Office Trust. The two key recommendations in this report that will have a potential adverse impact on AMP NZ Office Trust will be the eliminating of tax depreciation on buildings and the introduction of a land tax. The immediate cash flow impact on ANZO of any proposed land tax is muted as in most cases leases enable the tax to be passed through to businesses. However, any introduction of a land tax will inevitably suppress market conditions and this impact is not yet able to be quantified as the Tax Working Group has not provided details around the potential tax levels. The Group's recommendation to remove depreciation allowances on buildings will have an adverse effect on ANZO distributable profit. If the recommendations are adopted by the Government ANZO's prospective FY11 after tax distributable profit would be adversely affected by approximately 8-10% on a worst case scenario, whereby the depreciation allowance on buildings is fully abolished.
- (c) Changes in accounting policies since last Annual Report to be disclosed:  
None

This interim report was approved by resolution of the Board of Directors of AMP Haumi Management Limited, as manager of AMP NZ Office Trust, on 3 February 2010

  
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(signed by) Authorised Officer of Listed Issuer

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23/04/2010