



17 October 2008

Dear investor

**AXA's Australian Property Fund (APF)**

On 22 August 2008 we wrote to you regarding AXA's Wholesale Australian Property Fund (WAPF), including the proposal to list the WAPF on the Australian Securities Exchange (ASX). Since that time domestic and global capital and investment markets have experienced unprecedented volatility. In light of these market conditions, AXA has concluded that any proposed listing of WAPF will not proceed prior to the end of this year.

Your investment in APF is affected by this situation as the APF invests predominantly in WAPF.

We are continuing to carefully evaluate the proposal to list WAPF on the ASX. This also involves assessing listing against a range of other potential options for WAPF. These options will be assessed taking into account their likely impact on unit holders, particularly in relation to unit holder value and liquidity.

The status of both WAPF and APF remains unchanged from that announced on 19 August 2008. The funds will not take any additional investment applications and withdrawals are subject to a six month timeframe. Quarterly income distributions will continue with the September quarter distribution paid on 9 October 2008 for WAPF and on 13 October for APF. As indicated previously, income distributions are only paid in cash and cannot be reinvested into the WAPF or APF.

As part of the work to assess the future options for the WAPF we have commissioned an independent valuer to provide up-to-date valuations of the properties in the WAPF. They are likely to be completed in November. We anticipate being in a position to update unit holders on the status of both funds by the end of November 2008.

Be assured we will continue to keep you informed of developments. In the meantime, if you have questions, please contact your financial adviser or our Customer Service Centre on 1800 780 035. We will be pleased to help.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Campbell', written over a horizontal line.

Ian Campbell  
**General Manager - Product**