

BABCOCK & BROWN  
JAPAN PROPERTY TRUST

Babcock & Brown Japan Property Management Limited · ABN 94 111 874 563  
as responsible entity of the Babcock & Brown Japan Property Trust ARSN 112 799 854  
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FACSIMILE

To	Johnathon Matthews	Date	16 August 2006
Copy			
From	Melanie Hedges	Fax No	02 9241 7620
Subject	REQUEST FOR TRADING HALT	Pages	1

Dear Johnathon,

**Trading halt request – Babcock & Brown Japan Property Trust (ASX code: BJT)**

Pursuant to Listing Rule 17.1, the Directors of Babcock & Brown Japan Property Management Limited (BBJPML), the responsible entity of the Babcock & Brown Japan Property Trust (Trust), apply for a trading halt in relation to the units of the Trust effective immediately.

The trading halt is requested on the basis that the Trust will this morning make an announcement to the market. The Directors consider that the terms of the announcement will be material to the Trust and its Unitholders.

It is proposed that the trading halt will cease upon a further announcement being made to the ASX by the Trust during the course of Thursday (17 August 2006).

BBJPML is not aware of any reason why the trading halt should not be granted.

Yours sincerely,

Melanie Hedges  
Company Secretary  
Babcock & Brown Japan Property Management Limited  
(Responsible Entity of the Babcock & Brown Japan Property Trust)

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