

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
Level 23 The Chifley Tower · 2 Chifley Square · Sydney NSW 2000 Australia
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ASX Release

27 November 2006

CHANGE OF REGISTERED OFFICE ADDRESS AND PRINCIPAL PLACE OF BUSINESS ADDRESS

Please be advised that effective start of business Monday, 27 November 2006, the registered office address, principal place of business address and postal address of Babcock & Brown Japan Property Management Limited, Responsible Entity of the Babcock & Brown Japan Property Trust (ASX: BJT) – will change as follows:

To	Level 23, The Chifley Tower 2 Chifley Square Sydney NSW 2000
From	Level 39, The Chifley Tower 2 Chifley Square Sydney NSW 2000

The associated telephone and facsimile numbers remain unchanged.

Ends

Investor and media enquiries:

Alison Carter
Babcock & Brown
Phone: +61 2 9229 1800

About Babcock & Brown Japan Property Trust

Babcock & Brown Japan Property Trust is a listed property trust which invests into the real estate market of Japan. It currently holds interests in a portfolio comprising 36 office, retail and residential properties.

The Responsible Entity of the Trust is Babcock and Brown Japan Property Management Limited, a subsidiary of Babcock & Brown. Asset management services in Japan are generally undertaken by Babcock & Brown Co., Ltd., which is also a subsidiary of Babcock & Brown.

For further information please see our website:

<http://www.bb-japan-property-trust.com>