



ASX/Media Release

3 March 2010

## **CHANGE OF DIRECTOR'S INTEREST NOTICE**

We attach an Appendix 3Y (Change of Director's Interest Notice) for Mr Allan McDonald, Chairman of the Astro Japan Property Group.

**ENDS**

Rohan Purdy  
Company Secretary  
Phone: + 61 2 8987 3903

### **About Astro Japan Property Group**

Astro Japan Property Group is a listed property group which invests in the Japan real estate market. It currently holds interests in a portfolio comprising 43 retail, office and residential properties. Asset management services in Japan are generally undertaken by Spring Investment Co., Ltd.

AJA is a stapled entity comprising Astro Japan Property Trust (ARSN 112 799 854) and Astro Japan Property Group Limited (ABN 25 135 381 663). For further information please visit our website: [www.astrojapanproperty.com](http://www.astrojapanproperty.com).

---

#### **Astro Japan Property Group**

Astro Japan Property Group Limited ABN 25 135 381 663  
Babcock & Brown Japan Property Management Limited ABN 94 111 874 563 AFSL 283142  
as responsible entity of the Astro Japan Property Trust ARSN 112 799 854

Suite 1 Level 14, 50 Pitt Street, Sydney NSW 2000, Australia  
T +61 2 8987 3900 F +61 2 8987 3999  
W [www.astrojapanproperty.com](http://www.astrojapanproperty.com)

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/9/2001.

<b>Name of entity</b>	<b>Astro Japan Property Group</b>
<b>ABN</b>	<b>Astro Japan Property Trust ARSN 112 799 854</b> <b>Astro Japan Property Group Limited ABN 25 135 381 663</b>

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Fergus Allan McDonald
<b>Date of last notice</b>	4 November 2008

### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Lawnsong Pty Ltd atf the Lawnsong Superannuation Fund.  Mr McDonald has the power to control the disposal of the equity holding of Lawnsong Pty Ltd atf the Lawnsong Superannuation Fund.
<b>Date of change</b>	2 March 2010
<b>No. of securities held prior to change</b>	300,000
<b>Class</b>	Stapled securities
<b>Number acquired</b>	100,000
<b>Number disposed</b>	-
<b>Value/Consideration</b> <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	\$35,500 (\$0.355 per security)
<b>No. of securities held after change</b>	400,000

+ See chapter 19 for defined terms.

**Appendix 3Y**  
**Change of Director's Interest Notice**

---

<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>On-market trade.</p>
--	-------------------------

**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Detail of contract</b>	-
<b>Nature of interest</b>	-
<b>Name of registered holder (if issued securities)</b>	-
<b>Date of change</b>	-
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	-
<b>Interest acquired</b>	-
<b>Interest disposed</b>	-
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	-
<b>Interest after change</b>	-

---

+ See chapter 19 for defined terms.