

17 June 2010

**AJA ANNOUNCES 3.50 CENTS PER SECURITY FINAL DISTRIBUTION  
7.00 CENTS PER SECURITY FOR FULL YEAR IN LINE WITH GUIDANCE**

Astro Japan Property Group (ASX: AJA) today announced the following in respect of its estimated distribution for the six month period ending 30 June 2010:

<b>Estimated final distribution</b>	<b>3.50 cents per security (cps)</b>
Estimated full year distribution	7.00 cps
Full year forecast funds from operations (FFO) of Japan property interests	¥ 6.98 per security
Full year forecast operating cash flow (after taking into account capital expenditure, Japan withholding tax, capital & distribution hedging and Australian costs)	9.28 cps
First date on which securities will trade ex-distribution	24 June 2010
Record date	30 June 2010
Indicative payment date	On or about 30 August 2010

This 7.00 cps distribution is in line with guidance announced on 25 August 2009 and will be paid out of operating cash flow.

**Taxable Income**

Taxable income is forecast to be c.5 cps and full details of the tax components of the distribution will be provided to securityholders in the Annual Tax Statement to be mailed in August 2010.

**Distribution Reinvestment Plan**

There is no distribution reinvestment plan in operation for this distribution.

**ENDS**
**Investor & Media Enquiries:**

Eric Lucas  
Senior Advisor  
Phone: +61 2 8987 3900 (Australia)  
+81 3 3238 1671 (Japan)

Ian Hay  
Chief Financial Officer  
Phone: +61 2 8987 3902

---

**Astro Japan Property Group**

Astro Japan Property Group Limited ABN 25 135 381 663  
Astro 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

**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).