

Facsimile Transmission



To: Company Announcements Office
Company: ASX
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Date: 23 July, 2010
Subject: Notice of ceasing to be a substantial holder
Pages (incl. Cover): 5

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Karen Munro
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Attached is a Form 605 Notice of ceasing to be a substantial holder, for holdings in Astro Japan Property Group by Resolution Capital Ltd.

K Munro

Karen Munro
Company Secretarial Department

Form 605

Corporations Act 2001

Section 671B

Notice of ceasing to be a substantial holderTo Company Name/Scheme Astro Japan Property Group

ACN/ARSN

1. Details of substantial holder (1)Name Resolution Capital LimitedACN/ARSN (if applicable) 108 584 167The holder ceased to be a substantial holder on 22/07/2010The previous notice was given to the company on 20/05/2010The previous notice was dated 19/05/2010**2. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
See Annexure A					

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
See Annexure B	

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Resolution Capital Limited	Level 38 Australia Square Tower Sydney NSW 2000

Signatureprint name Mr Ian Harrison capacity Company Secretarysign here  date 23/7/10.

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DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

**Astro Japan Property Group
Annexure A**

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and Number of Securities affected	Person's votes affected
20/05/2010	Perennial's Select Real Estate Fund	BUY	252,484	700,000 Ordinary Fully Paid	700,000
20/05/2010	Perennial's Global Growth Securities Fund	BUY	164,079	483,648 Ordinary Fully Paid	483,648
22/07/2010	Emergency Services Superannuation Scheme	SELL	47,092	138,612 Ordinary Fully Paid	138,612
22/07/2010	University of Melbourne	SELL	29,781	87,781 Ordinary Fully Paid	87,781
22/07/2010	Transport Accident Commission	SELL	54,952	161,979 Ordinary Fully Paid	161,979
22/07/2010	Victoria Workcover Authority	SELL	766,793	2,280,246 Ordinary Fully Paid	2,280,246
22/07/2010	NHI Real Securities Trust	SELL	80,780	238,053 Ordinary Fully Paid	238,053
22/07/2010	Emergency Services Superannuation Scheme	SELL	43,526	129,478 Ordinary Fully Paid	129,478
22/07/2010	Resolution Global Core Plus Property Securities Fund	SELL			

This is Annexure 'A' of 1 page as mentioned in form 605 'Notice of Calling to be a Substantial Holder'

W. Wilson
 W. Wilson
 Company Secretary

Date: 23/7/10

**Astro Japan Property Group
Annexure B**

Name	Nature of Association
Transport Accident Commission	Transport Accident Commission means Transport Accident Commission of Level 10, 60 Collins Street, Melbourne VIC 3000
University of Melbourne	"University of Melbourne" means University of Melbourne of Level 10, 60 Collins Street, Melbourne VIC 3000.
Emergency Services Superannuation Scheme	"Emergency Services Superannuation Scheme" means Emergency Services Superannuation Fund of Level 10, 60 Collins Street, Melbourne VIC 3000.
Victoria Workcover Authority	"Victoria Workcover Authority" means Victoria Workcover Authority of Level 10, 60 Collins Street, Melbourne VIC 3000.
Perpetual Investment Management Limited (ACN 000 866 535)	"Perpetual" means Perpetual Investment Management Limited (ACN 000 866 535), Level 12, 123 Pitt Street, Sydney NSW 2000. Responsible entity for "Perpetual's Select Real Estate Fund".
Resolution Capital Global Property Securities Fund	"Resolution Capital Global Property Securities Fund" ARSN 128 122 118
Resolution Capital Core Plus Property Securities Fund	"Resolution Capital Global Property Securities Fund" ARSN 131 850 363

This is Annexure "B" of 1 page as mentioned in form 605 Notice of ceasing to be a substantial holder

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Ian William Harrison
Company Secretary

Date: 23/7/10.