

Astro Japan Property Management Limited (AJPML) as Responsible Entity of Astro Japan Property Trust (AJA) confirms that AJA is a managed investment trust for purposes of section 12-395 of Schedule 1 to the Taxation Administration Act 1953 in relation to the income year ending 30 June 2010, and gives the following notice to you pursuant to that section.

Detail of AJA's distribution components subject to non-resident withholding tax are listed below and are provided to enable the determination of non-resident withholding tax for the nominated distribution:

Distribution Date	December 2009	June 2010
Ex Date:	23 December 2009	24 June 2010
Record Date:	31 December 2009	30 June 2010
Payable Date:	26 February 2009	30 August 2010
Cash Distribution:	3.5 CPU	3.5 CPU

Amounts subject to non-resident withholding tax are:

	December 2009	June 2010	Full Year
	CPU	CPU	CPU
Fund Payment:	0.964384	0.000000	0.964384
Interest:	0.007619	0.000000	0.007619

Managed Investment Trust withholding tax should only be applied to the Fund Payment amount disclosed above. No other amounts forming part of the AJA distribution for the year ended 30 June 2010 should be subject to Management Investment Trust withholding tax.

For the avoidance of doubt, there is no Fund Payment amount for the 30 June 2010 distribution paid on 30 August 2010 and therefore, no Managed Investment Trust withholding tax should be deducted from this distribution.

This information is not relevant to Australian resident securityholders for the purposes of completing their income tax returns.

26 August 2010

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

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