



Babcock & Brown Japan Property Management Limited (JPML) 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 year ending 30 June 2009, and gives the following notice to you pursuant to section 12-415 of that Act.

Details 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 dates	December 2008	June 2009
Ex Date:	23 December 2008	24 June 2009
Record Date:	31 December 2008	30 June 2009
Payable Date:	27 February 2009	28 August 2009

Amounts subject to non-resident withholding tax are:

	December 2008	June 2009	Full year
	Cents	Cents	Cents
Fund Payment	2.509651	3.333613	5.843264
Interest	0.201658	0.150494	0.352152

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

Astro Japan Property Trust

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as responsible entity of the Astro Japan Property Trust ARSN 112 799 854

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