



18 March 2011

The Manager
Company Announcements Office
ASX Limited
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Astro Japan Property Group (ASX: AJA)

Notice under sections 708A(5)(e) and 1012DA(5)(e) of the Corporations Act 2001 (Cth)

This notice is being given by Astro Japan Property Group Limited (ACN 135 381 663) (**AJCo**) and Astro Japan Property Management Limited (ACN 111 874 563) (**RE**) as responsible entity of Astro Japan Property Trust (ARSN 112 799 854) (**AJT**).

AJA confirms that it has issued 7,623,261 fully paid stapled securities (**Placement Securities**) under the institutional placement announced on 11 March 2011. Each Placement Security comprises one ordinary share in AJCo stapled to one ordinary unit in AJT.

Notification under section 708A(5)(e)

In accordance with section 708A(5)(e) of the *Corporations Act 2001* (Cth) (**Act**), AJCo confirms that:

- (a) the Placement Securities were issued without disclosure to investors under Part 6D.2 of the Act;
- (b) this notice is given by it under section 708A(5)(e) of the Act;
- (c) as at the date of this notice, AJCo has complied with:
 - (1) the provisions of Chapter 2M of the Act as they apply to AJCo; and
 - (2) section 674 of the Act; and
- (d) as at the date of this notice, there is no information that is “excluded information” within the meaning of sections 708A(7) and 708A(8) of the Act.

Notification under section 1012DA(5)(e)

In accordance with section 1012DA(5)(e) of the Act, the RE (in its capacity as responsible entity of AJT) confirms that:

- (a) the Placement Securities were issued without a Product Disclosure Statement for the Placement Securities being prepared;
- (b) this notice is given by it under section 1012DA(5)(e) of the Act;
- (c) as a disclosing entity, the RE, in its capacity as responsible entity of AJT, is subject to regular reporting and disclosure obligations;

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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- (d) as at the date of this notice, the RE has complied with:
 - (1) the provisions of Chapter 2M of the Act as they apply to AJT; and
 - (2) section 674 of the Act as it applies to AJT; and
- (e) as at the date of this notice, there is no information that is “excluded information” within the meaning of sections 1012DA(7) and 1012DA(8) of the Act.

Signed for and on behalf of Astro Japan Property Group Limited and Astro Japan Property Management Limited as Responsible Entity of Astro Japan Property Trust



Rohan Purdy
Company Secretary

ENDS

About Astro Japan Property Group (AJA)

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 41 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