



Astro Japan Property Management Limited (AJPML) as Responsible Entity of Astro Japan Property Trust (AJT) confirms that AJT is a managed investment trust for the purposes of section 12-395 of Schedule 1 to the Taxation Administration Act 1953 in relation to the income year ending 30 June 2011, and gives the following notice to you pursuant to that section.

Details of AJT'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 2010	June 2011*
Ex Date:	23 December 2010	24 June 2011
Record Date:	31 December 2010	30 June 2011
Payable Date:	25 February 2011	31 August 2011
Cash Distribution:	2.25 (cents per unit) CPU	20.0 CPU

Amounts subject to non-resident withholding tax are listed below:

	December 2010	June 2011*
	CPU	CPU
Fund Payment:	1.311635	0.000000
Interest:	0.017723	0.146745
Amounts not subject to non-resident withholding tax:	0.920642	19.853255

** Note: AJT consolidated every 10 units into 1 unit with effect from 19 January 2011.*

Managed Investment Trust withholding tax should only be applied to the Fund Payment amount disclosed above. No other amounts forming part of the AJT distribution should be subject to Management Investment Trust withholding tax.

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

17 August 2011

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