



ASX/Media Release

1 November 2011

Distribution Guidance

Astro Japan Property Group (ASX: AJA) today announced distribution guidance for the six months ending 31 December 2011 of 10-11 cents per security.

The AJA Board had refrained from providing distribution guidance at the time of announcing full year results for FY 2011 pending more clarity concerning potential capital uses in connection with the May 2012 maturity of the JPT Direct Co., Ltd. (JPTD) debt.

Whilst the Board believes there is now sufficient clarity to offer guidance for the current six months to 31 December, AJA is still evaluating a number of different scenarios with regard to the JPTD debt and also the JPT August Co., Ltd (JPTA) debt, which matures in August 2012. This evaluation and constructive discussions with counterparties remain a key priority.

In order to preserve flexibility given the various potential outcomes, AJA expects to issue distribution guidance for the second half of FY 2012 only once a definitive outcome emerges from these discussions.

AJA currently expects to be able to provide this guidance at the time of announcing FY 2012 first half results in February next year.

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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.

Astro Japan Property Group

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