



# Fax Cover Sheet

To: Company Announcements Office Fax: 1300 135 638

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Company: Australian Stock Exchange Date: 7 November 2011

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Re: Astro Japan Property Group Limited ASX Code: AJA Pages: 9 (including coversheet)

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Please find attached copy of Form 603 Notice of Initial Substantial Holder in relation to Astro Japan Property Group Limited.

Yours faithfully

A handwritten signature in black ink, appearing to read "Melissa Odewahn".

**Melissa Odewahn**  
 Compliance Manager  
 Principal Global Investors (Australia) Limited

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PRINCIPAL GLOBAL INVESTORS (AUSTRALIA) LIMITED ABN 45 102 488 068

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 A member of the Principal Financial Group®

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**Form 603**  
Corporations Act 2001  
Section 671B

**Notice of initial substantial holder**

To Company Name/Scheme Astro Japan Property Group Limited  
ACN/ARSN 25 135 381 663

**1. Details of substantial holder (1)**

Name Principal Financial Group, Inc and its related bodies corporate  
ACN/ARSN (if applicable) N/a

The holder became a substantial holder on 03/11/2011

**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
See Annexure A			

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of securities
See Annexure A		

**4. Details of present registered holders**

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered holder (8)	Class and number of securities
See Annexure A			

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure B				

**5. Associates**

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The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows

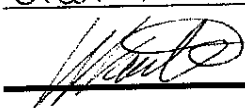
Name and ACN/ARSN (if applicable)	Nature of association
See Annexure A	

#### 5. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure A	

Signature

Print name Grant Forster capacity Managing Director  
 sign here  date 7/11/11

#### Directions

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Includes details of:
  - a. any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - b. any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

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**ANNEXURE A**

This is Annexure A of (4) pages referred to in Form 603 Notice of Initial Substantial Holder lodged on behalf of Principal Financial Group, Inc. and its related bodies corporate in relation to Astro Japan Property Group Limited.



Signed: Grant Forster  
 Director  
 Principal Global Investors  
 (Australia) Limited ACN 102 488 068  
 Date: 7 November 2011

**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities	Number of Securities	Person's votes	Voting power
Fully Paid Ordinary Shares	2,924,456	2,924,456	5.00%

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of securities (fully paid ordinary units unless stated)
Principal Financial Group, Inc. and its related bodies corporate	Holding a greater than 20% relevant interest in entities which hold a relevant interest in Astro Japan Property Group.	2,924,456
Principal Global Investors (Australia) Limited	Power to control the exercise of a right to vote attached to securities and/or to control the exercise of the power to dispose of securities in the capacity as responsible entity of a managed investment scheme or as investment manager.	634,216

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Holder of relevant interest	Nature of relevant interest	Class and number of securities (fully paid ordinary units unless stated)
Principal Global Investors, LLC	Power to control the exercise of a right to vote attached to securities and/or to control the exercise of the power to dispose of securities in the capacity as investment manager.	148,171
Principal Real Estate Investors, LLC	Power to control the exercise of a right to vote attached to securities and/or to control the exercise of the power to dispose of securities in the capacity as investment manager.	2,142,069

#### 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class and number of securities (fully paid ordinary units unless stated)
Principal Global Investors (Australia) Limited	The Hongkong and Shanghai Banking Corporation Limited - Sydney	Principal Global Investors (Australia) Limited as responsible entity of the Principal Property Securities Fund	93,914
Principal Global Investors (Australia) Limited	The Hongkong and Shanghai Banking Corporation Limited - Sydney	Principal Global Investors (Australia) Limited as responsible entity of the Principal Global Property Securities Fund	83,622
Principal Global Investors (Australia) Limited	ANZ Nominees Limited	Fiducian Portfolio Services Limited as responsible entity for the Fiducian Property Securities Fund	109,227

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class and number of securities (fully paid ordinary units unless stated)
Principal Global Investors (Australia) Limited	Citicorp Nominees Pty Limited	Colonial First State Investments Limited as responsible entity for the Commonwealth Property Securities Fund 8	347,453
Principal Global Investors, LLC	Citicorp Nominees Pty Limited	Principal Global Investor Funds Global Property Securities Fund	32,624
Principal Global Investors, LLC	The Hongkong and Shanghai Banking Corporation Limited - Sydney	Union Bond & Trust Company as the trustee of the Principal Global Investors Collective Investment Trust Global Property Securities Fund	115,547
Principal Real Estate Investors, LLC	National Nominees Limited	National Nominees Limited	2,084,269
Principal Real Estate Investors, LLC	Citicorp Nominees Pty. Limited.	Citicorp Nominees Pty Limited	57,800

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of Association
Principal Global Investors (Australia) Limited ACN 102 488 068	Is a related body corporate of Principal Financial Group, Inc.
Principal Global Investors, LLC	Is a related body corporate of Principal Financial Group, Inc.
Principal Real Estate Investors, LLC	Is a related body corporate of Principal Financial Group, Inc.

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**7. Addresses**

The addresses of the persons named in this form are as follows:

Name	Address
Principal Financial Group, Inc.	711 High Street, Des Moines, IA 50392, USA
Principal Global Investors (Australia) Limited	Level 43, AMP Centre, 50 Bridge Street, Sydney NSW 2000
Principal Global Investors, LLC	801 Grand Avenue, Des Moines, IA 50392, USA
Principal Real Estate Investors, LLC	801 Grand Avenue, Des Moines, IA 50392, USA

## ANNEXURE B

This is Annexure B of two (2) pages referred to in Form 603 Notice of Initial Substantial Holder lodged on behalf of Principal Financial Group, Inc. and its related bodies corporate in relation to Astro Japan Property Group Limited.



Signed: Grant Forster

Director

Principal Global Investors (Australia) Limited ACN 102 488 068

Date: 7/11/11

## 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial shareholder became a substantial shareholder is as follows:

Holder of relevant interest	Date of Acquisition	Consideration	B/S	Number of Securities
Principal Global Investors (Australia) Limited	11/07/2011	8,404.60	Sell	-2,822.00
Principal Global Investors (Australia) Limited	12/07/2011	20,393.11	Buy	7,033.00
Principal Global Investors (Australia) Limited	21/07/2011	16,682.70	Sell	-2,288.30
Principal Global Investors (Australia) Limited	21/07/2011	108,121.63	Sell	-18,200.00
Principal Global Investors (Australia) Limited	21/07/2011	12,389.15	Sell	-3,989.90
Principal Global Investors (Australia) Limited	21/07/2011	5,734.91	Sell	-1,801.20
Principal Global Investors (Australia) Limited	21/07/2011	49,039.37	Sell	-15,195.00
Principal Global Investors (Australia) Limited	21/07/2011	17,763.48	Sell	-6,829.90
Principal Global Investors (Australia) Limited	21/07/2011	10,627.75	Sell	-4,325.40
Principal Global Investors (Australia) Limited	21/07/2011	8,763.70	Sell	-3,500.70
Principal Global Investors (Australia) Limited	21/07/2011	8,565.43	Sell	-3,297.60
Principal Global Investors (Australia) Limited	21/07/2011	36,391.33	Sell	-10,790.00
Principal Global Investors (Australia) Limited	21/07/2011	37,172.78	Sell	-12,631.00
Principal Global Investors (Australia) Limited	1/08/2011	12,815.60	Buy	4,240.00
Principal Global Investors (Australia) Limited	1/08/2011	13,238.76	Buy	4,380.00
Principal Global Investors (Australia) Limited	5/08/2011	8,215.65	Buy	2,992.00
Principal Global Investors (Australia) Limited	9/08/2011	12,975.61	Buy	5,398.00
Principal Global Investors (Australia) Limited	22/08/2011	13,131.82	Sell	-5,143.00
Principal Global Investors (Australia) Limited	7/09/2011	49,732.32	Buy	20,893.00
Principal Global Investors (Australia) Limited	7/09/2011	21,772.92	Buy	9,147.00
Principal Global Investors (Australia) Limited	7/09/2011	18,987.93	Buy	7,977.00
Principal Global Investors (Australia) Limited	9/09/2011	6,653.93	Buy	3,064.00
Principal Global Investors (Australia) Limited	9/09/2011	2,204.22	Buy	1,015.00
Principal Global Investors (Australia) Limited	9/09/2011	2,000.08	Buy	921
Principal Global Investors (Australia) Limited	16/09/2011	5,454.35	Buy	2,507.00
Principal Global Investors (Australia) Limited	16/09/2011	1,829.73	Buy	841
Principal Global Investors (Australia) Limited	16/09/2011	1,729.64	Buy	795
Principal Global Investors (Australia) Limited	21/09/2011	81,450.13	Buy	36,381.00
Principal Global Investors (Australia) Limited	21/09/2011	26,711.24	Buy	11,931.00
Principal Global Investors (Australia) Limited	21/09/2011	24,282.13	Buy	10,846.00
Principal Global Investors (Australia) Limited	10/10/2011	15,823.12	Sell	-7,358.70
Principal Global Investors (Australia) Limited	10/10/2011	5,219.33	Sell	-2,427.30
Principal Global Investors (Australia) Limited	12/10/2011	10,192.45	Sell	-4,771.00
Principal Global Investors LLC	12/07/2011	12,680.46	Buy	4,374.00
Principal Global Investors LLC	12/07/2011	6,682.31	Buy	2,305.00
Principal Global Investors LLC	13/07/2011	16,517.73	Buy	5,574.00
Principal Global Investors LLC	15/07/2011	2,293.37	Sell	-780
Principal Global Investors LLC	5/08/2011	1,839.38	Buy	670
Principal Global Investors LLC	5/08/2011	3,110.46	Buy	1,133.00
Principal Global Investors LLC	9/09/2011	37,299.13	Buy	16,944.00
Principal Global Investors LLC	9/09/2011	11,400.63	Buy	5,179.00
Principal Global Investors LLC	24/10/2011	11,716.10	Sell	-5,490.00
Principal Global Investors LLC	24/10/2011	4,656.56	Sell	-2,182.00
Principal Real Estate Investors LLC	1/07/2011	9,211.05	Buy	3,000.00
Principal Real Estate Investors LLC	7/07/2011	30,494.96	Buy	10,000.00
Principal Real Estate Investors LLC	8/07/2011	30,680.27	Buy	10,000.00
Principal Real Estate Investors LLC	12/07/2011	9,714.73	Buy	3,351.00
Principal Real Estate Investors LLC	13/07/2011	284,508.47	Buy	96,009.00
Principal Real Estate Investors LLC	19/07/2011	14,872.92	Buy	5,000.00
Principal Real Estate Investors LLC	21/07/2011	29,977.34	Buy	10,000.00
Principal Real Estate Investors LLC	22/07/2011	13,495.80	Buy	4,500.00
Principal Real Estate Investors LLC	4/08/2011	278,575.46	Buy	97,983.00

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