



ASX/Media Release

15 December 2011

DISTRIBUTION FOR THE SIX MONTHS ENDING 31 DECEMBER 2011

Astro Japan Property Group (ASX: AJA) today announced the following with respect to its estimated distribution for the six months ending 31 December 2011:

| Estimated half year distribution | 10 cents per security (cps) |
|---|------------------------------------|
| First date on which securities will trade ex-distribution | 22 December 2011 |
| Record date | 30 December 2011 |
| Indicative payment date | On or about 29 February 2012 |

The estimated half year distribution of 10 cps is in line with guidance announced on 1 November 2011 and will be paid out of operating cash flow.

The Distribution Reinvestment Plan will not be activated with respect to the half year distribution.

ENDS

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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

Astro Japan Property Group Limited ABN 25 135 381 663
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as responsible entity of the Astro Japan Property Trust ARSN 112 799 854

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