

20 June 2012

## DISTRIBUTION FOR THE SIX MONTHS ENDING 30 JUNE 2012

Astro Japan Property Group (ASX: AJA) today announced the following in respect of its estimated distribution for the six months ending 30 June 2012:

Estimated distribution	5 cents per security (cps)
Estimated full year distribution	15 cps
First date on which securities will trade ex-distribution	25 June 2012
Record date	29 June 2012
Indicative payment date	On or about 31 August 2012

The estimated distribution of 5 cps will be paid out of operating cash flow.

Given the current negotiations concerning the matured and maturing debt for JPT Direct Co., Ltd (JPTD) and JPT August Co., Ltd (JPTA) as referred to in announcements on 1 June 2012 and 15 June 2012, the Board considers that the distribution for the current six month period reflects an appropriate balance between the goal to consistently pay distributions and the potential use of available capital in connection with these debt maturities. JPTD and JPTA are two of the five special purpose, property-owning Japanese companies in which AJA has an economic interest.

### Taxable Income

AJA advises that the Astro Japan Property Trust is expected to have a small taxable loss for the full year to 30 June 2012 resulting from deductions in respect of the termination of capital hedges. Full details of the tax components of the distribution will be provided to securityholders in the Annual Tax Statement to be mailed on or about 31 August 2012.

### Distribution Reinvestment Plan

AJA also advises that the Distribution Reinvestment Plan will not be activated for the distribution for the six months ending 30 June 2012.

### ENDS

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#### Astro Japan Property Group

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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 40 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](http://www.astrojapanproperty.com).