



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 2012, 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:

<b>Distribution Date</b>	<b>December 2011</b>	<b>June 2012</b>
Ex Date:	22 December 2011	25 June 2012
Record Date:	30 December 2011	29 June 2012
Payable Date:	29 February 2012	31 August 2012
Cash Distribution:	10.00 CPS	5.00 CPS

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

	<b>December 2011</b>	<b>June 2012</b>
	CPS	CPS
Fund Payment:	0.000000	0.000000
Interest:	0.000000	0.000000
Amounts not subject to non-resident withholding tax:	10.000000	5.000000

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.

15 August 2012

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**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

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