

12 May 2016

SALE OF FT NIHOMBASHI OFFICE PROPERTY

Astro Japan Property Group (ASX: AJA) today announced the sale of an office property, FT Nihombashi, from its 28 property portfolio for ¥541.2 million (A\$6.8 million approx. at A\$1=¥80). Financial close of this transaction has been completed. AJA's interest in the building was held through the special purpose, property owning Japanese company, JPT Scarlett Co. Ltd (JPTS).

The sale price is a 7.8% premium to the most recent ¥502 million AJA book value of the asset as at 31 December 2015. The asset represented approximately 0.6% of AJA's portfolio by book value at that date.

After making repayment of ¥410 million of debt principal required to release this asset under the loan agreement and netting against the sale proceeds the payment of loan and sale-related costs, net proceeds available to AJA are ¥80 million (approx. A\$1 million).

Following the sale, the outstanding remaining loan amount for JPTS is ¥6.6 billion, which represents a loan-to-value ratio for JPTS of 55.9%, down from 57.0% following also the recent sale of the Sapporo Co-op retail property from JPTS.

Mr Eric Lucas, Senior Advisor to AJA, said "The sale of the FT Nihombashi property continues our strategy to rationalize the portfolio by selling smaller, older, non-strategic assets to free up capital for uses that will create more value. Following this sale, AJA will have approximately \$63 million equivalent (almost all is held in Yen) in excess cash, which provides the Board with significant flexibility in implementing capital management initiatives, including property investment and the current off-market security buy-back."

Further Property Details

The property interest sold was the FT Nihombashi building, which is a 9 storey multi-tenanted office building completed in 1988. JPTS held strata title over 6 of the 9 floors. The property is located in the Nihombashi district in central Tokyo.

ENDS

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

Suite 4, Level 10, 56 Pitt Street, Sydney NSW 2000, Australia
T +61 2 8987 3900 F +61 2 8987 3999
W www.astrojapanproperty.com

Investor & Media Enquiries:

Eric Lucas
Senior Advisor
Phone: +61 2 8987 3900 (Australia)
+81 3 3238 1671 (Japan)

John Pettigrew
Chief Financial Officer
Phone: +61 2 8987 3902

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 27 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.