

## NON-RESIDENT SECURITYHOLDERS - TAX INFORMATION

Astro Japan Property Management Limited, the Responsible Entity of the Astro Japan Property Trust (**Trust**), expects that the Trust will not be classified as a Managed Investment Trust for the year ended 30 June 2017.

Details of the Trust's distribution amounts prior to taxes are listed below:

| Distribution Date  | December 2016                           |
|--------------------|---|
| Ex Date:           | 29 December 2016                        |
| Record Date:       | 31 December 2016                        |
| Payable Date:      | 29 February 2017                        |
| Cash Distribution: | 21.00 cents per security ( <b>CPS</b> ) |

Amounts, if any, subject to non-resident tax, being withholding tax and tax payable by the trustee, are listed below:

|   | December 2016 |
|---|---------------|
|   | CPS           |
| Australian income: interest (1)         | 0.00          |
| Australian income: other (2)            | 5.30          |
| Amounts not subject to non-resident tax | 15.70         |
| Cash distribution                       | 21.00         |

**(1) Non-Resident Withholding Tax** will be deducted from a securityholder's distribution if the securityholder is not an Australian tax resident and is entitled to a distribution of net (taxable) income of the Trust. Withholding tax will generally be withheld on Australian sourced interest, dividends and royalties and the rate of withholding tax will vary depending on the nature of the income derived by the Trust and the country of tax residence of the securityholder.

**(2) Tax paid by Trustee** will be deducted from a securityholder's distribution if the securityholder is not an Australian tax resident and is entitled to a distribution of net (taxable) income of the Trust attributable to sources in Australia (excluding interest, dividends and royalties). The rate of tax withheld by the trustee will vary between company and non-company securityholders.

This information is not relevant to Australian resident securityholders for the purposes of completing their income tax returns.

24 February, 2017

---

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