

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 for FY17 prior to taxes:

Distribution Date	December 2016	June 2017
Ex Date:	29 December 2016	29 June 2017
Record Date:	31 December 2016	30 June 2017
Payable Date:	29 February 2017	31 August 2017
Cash Distribution:	21.00 cents per security (CPS)	21.00 CPS

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

	December 2016	June 2017
	CPS	CPS
Australian income: interest (1)	0.00	0.00
Australian income: other (2)	0.81	0.81
Amounts not subject to non-resident tax	20.19	20.19
Cash distribution	21.00	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 interest, dividends and royalties and the rate of withholding tax will vary depending on the nature and source 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 for FY16.

17 August, 2017

Astro Japan Property Group

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 as responsible entity of the Astro Japan Property Trust ARSN 112 799 854

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