

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 2018.

Details of the Trust's distribution amounts for FY18 prior to taxes:

Distribution Date	October 2017	January 2018
Ex Date:	13 September 2017	13 September 2017
Record Date:	20 September 2017	20 September 2017
Payable Date:	10 October 2017	29 January 2018
Cash Distribution:	683.91 cents per security (CPS) (3)	12.83657 CPS

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

	October 2017	January 2018
	CPS	CPS
Australian income: interest (1)	0.00	0.040822
Australian income: other (2)	0.00	0.00524
Amounts not subject to non-resident tax	683.91	12.790508
Cash distribution	683.91 (3)	12.83657

(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.

(3) Please note that the October 2017 distribution to stapled securityholders totalled \$7.18 per stapled security (consisting of a distribution of \$6.8391 from the Trust and a return of capital of \$0.3409 from Astro Japan Property Group Limited (AJCo)). A final return of capital from AJCo will be made by the liquidator upon completion of the liquidation process.

This information is not relevant to Australian resident securityholders for the purposes of completing their income tax returns for FY18.

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