

**mitsubishi-ufj financial group****FACSIMILE TRANSMISSION HEADER**

DATE OF MESSAGE: 9/9/2014	MESSAGE NO: "	NUMBER OF PAGES INCLUDING COVER PAGE: 4
TO: ASX Market Announcements Office FAX NO. (61) 2 9778 0999		cc:
FROM: MITSUBISHI-UFJ FINANCIAL GROUP Corporate Administration Department (Attn: MACHIDA) FAX NO. 81-3-6214-6367 TEL NO 81-3-6250-3978		
RE: Submission of FORM 605		

We hereby submit Form 605 as attached.

Best regards,

Ayumi Machida

TEL : 81-3-6250-3978

e-mail : ayumi_machida@hd.mufg.jp

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Form 605

Corporations Act 2001

Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme

AUSTRALAND PROPERTY GROUP

ACN/ARSN

Comprising Australand Holdings Limited (ABN 12 008 443 696), Australand Property Trust (ARSN 106 680 424), Australand Property Trust No.4 (ARSN 106 254 413) and Australand Property Trust No.5 (ARSN 108 254 771)

1. Details of substantial holder (1)

Name

Mitsubishi UFJ Financial Group, Inc.

ACN/ARSN (if applicable)

Not Applicable

The holder ceased to be a

substantial holder on

04 September 2014

The previous notice was given to the company on

18 August 2014

The previous notice was dated

13 August 2014

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of Securities affected	Person's votes affected
14 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4808	90,192 Stapled Securities	90,192
14 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4764	15,276 Stapled Securities	15,276
14 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4919	-18,700 Stapled Securities	-18,700
15 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4764	83,217 Stapled Securities	83,217
15 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4999	-12,848 Stapled Securities	-12,848
18 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4798	251,770 Stapled Securities	251,770
18 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4993	-12,164 Stapled Securities	-12,164
19 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4795	141,730 Stapled Securities	141,730
19 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4870	-763,666 Stapled Securities	-763,666
19 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.3239	-30,552 Stapled Securities	-30,552
20 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4802	31,924 Stapled Securities	31,924
20 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4782	-66,100 Stapled Securities	-66,100
20 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4712	-581 Stapled Securities	-581
21 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4703	1,926,430 Stapled Securities	1,926,430
21 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-20,490 Stapled Securities	-20,490
22 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	55,035 Stapled Securities	55,035
22 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an		15,937 Stapled Securities	15,937

		entily controlled by Morgan Stanley	4.4759		
22 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4798	-24,952 Stapled Securities	-24,952
25 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4700	25,000 Stapled Securities	25,000
26 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	141,046 Stapled Securities	141,046
27 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	146,000 Stapled Securities	146,000
27 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-74,106 Stapled Securities	-74,106
27 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.3222	-31,874 Stapled Securities	-31,874
28 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	11,500 Stapled Securities	11,500
28 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-73,205 Stapled Securities	-73,205
29 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4900	301,000 Stapled Securities	301,000
29 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4900	464 Stapled Securities	464
1 September 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4836	165,239 Stapled Securities	165,239
1 September 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-57,878 Stapled Securities	-57,878
2 September 2014	Mitsubishi UFJ Financial Group, Inc.	Tender Offer of securities by an entity controlled by Morgan Stanley	4.4800	-7,446,412 Stapled Securities	-7,446,412
2 September 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-11,670 Stapled Securities	-11,670
2 September 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4855	17,965 Stapled Securities	17,965
3 September 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-2,358 Stapled Securities	-2,358
3 September 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4871	122,661 Stapled security	122,661
4 September 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4750	-2,996 Stapled Securities	-2,996
4 September 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4754	-464 Stapled Securities	-464
4 September 2014	Mitsubishi UFJ Financial Group, Inc.	Tender Offer of securities by an entity controlled by Morgan Stanley	4.4800	-31,587,403 Stapled Securities	-31,587,403
4 September 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4738	313,021 Stapled security	313,021

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Not Applicable	Not Applicable

4. Addresses

The addresses of persons named in this form are as follows:

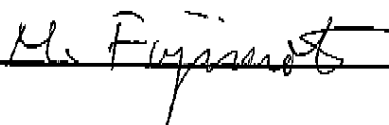
Name	Address
Mitsubishi UFJ Financial Group, Inc	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Mr. Masaya Fujimoto

capacity Authorised signatory

sign here



date 09 September 2014

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.