

Appendix 3E

Daily share buy-back notice (*except* minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

Name of Entity

Astro Japan Property Group - comprising the stapled securities of:
- Astro Japan Property Trust
- Astro Japan Property Group Limited

ABN

ARSN: 112 799 854
ABN: 25 135 381 663

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On-Market
2	Date Appendix 3C was given to ASX	26-Sep-14

Total of all shares bought back, or in relation to which acceptances have been received, before, and on, previous day

	Before previous day	Previous day
3	Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received	
	758,141	3,677
4	Total consideration paid or payable for the shares	
	\$ 3,621,384.11	\$ 18,201.15

+ See chapter 19 for defined terms.

4/02/2015

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		Before previous day	Previous day
5	If buy-back is an on-market buy-back	Highest price paid: \$5.00	Highest price paid: \$4.95
		Date: 23-Jan-15	
		Lowest price paid: \$4.30	Lowest price paid: \$4.95
		Date: 22-Oct-14	Highest price allowed under rule 7.33: \$5.23

Participation by directors

6 Deleted 30/9/2001.

How many shares may still be bought back?

7	If the company has disclosed an intention to buy back a maximum number of shares - the remaining number of shares to be bought back	Up to the number of stapled securities with an aggregate buy-back of 2,598,769
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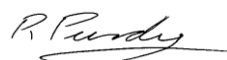
Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:



(Company secretary)

Date: 04-February-2015

Print name:

Rohan Purdy

+ See chapter 19 for defined terms.