



Notification of dividend / distribution

Part 1 - Entity and announcement details

1.1 Name of +Entity

ASTRO JAPAN PROPERTY GROUP

Registration Number

1.2 Registered Number Type

other

Astro Japan Property Trust ARSN 112 799 854
Astro Japan Property Group Limited ABN 25 135 381 663

1.3 ASX issuer code

AJA

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Update to provide actual distribution amount

1.4b Date of previous announcement(s) to this update

Thursday June 18, 2015

1.5 Date of this announcement

Wednesday August 26, 2015

1.6 ASX +Security Code

AJA

ASX +Security Description

STAPLED SECURITIES US PROHIBITED

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Tuesday June 30, 2015

2A.4 +Record Date

Tuesday June 30, 2015

2A.5 Ex Date

Friday June 26, 2015

**2A.6 Payment Date**

Monday August 31, 2015

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form**Estimated or Actual?**

Actual

AUD 0.16000000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.16000000

3A.1a(i) Date that actual ordinary amount will be announced

Wednesday August 26, 2015

Estimated or Actual?

Actual



3A.1b Ordinary Dividend/distribution amount per security

AUD 0.16000000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.16000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

Information about tax components is located on AJA's website in the section titled 'Resident Tax Information' at www.astrojapanproperty.com/investor-information/distribution-information

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

The distribution of 16 cps will be paid out of operating cash flow.