

Form 605Corporations Law
Section 671B**Notice of ceasing to be a substantial holder**To Company Name/Scheme ASTRO JAPAN PROPERTY GROUP LIMITED

ACN/ARSN _____

1. Details of substantial holder (1)Name ELEY GRIFFITHS GROUPACN/ARSN (if applicable) 66 102 271 812The holder ceased to be a
substantial holder on 29/07/2016The previous notice was
given to the company on 09/06/2015The previous notice was
dated 04/06/2015**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 (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
Numerous		On Market Sales		864,568	864,568

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
N/A	

4. Addresses

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

Name	Address
Lachlan Ridhaigh	Level 7, 139 Macquarie Street, Sydney 2000

Signatureprint name Lachlan Ridhaighcapacity Dealer

sign here

date 02/08/2016