



12 December 2008

The Manager
Companies Announcement Office
Australian Securities Exchange Limited
20 Bridge Street
Sydney NSW 2000

Dear Sir/Madam

Rubicon Japan Trust (ASX:RJT) – Update

Rubicon Asset Management Limited (ACN 095 433 720) as responsible entity for Rubicon Japan Trust (ARSN 121 038 864) (ASX:RJT) wishes to provide an update to unitholders on the position of RJT relating to distributions and potential tax liabilities of RJT for the 6 months ending 31 December 2008.

Consistent with RJT's announcement on 29 February 2008 and the Annual Report, RJT did not declare a distribution in respect of RJT for the six months ended 30 June 2008, and this position is likely to continue for the foreseeable future, as the terms of the debt facility provided by National Australia Bank Limited to RJT prevent it from declaring distributions to investors.

If a distribution is not declared for the financial half year ending 31 December 2008, unitholders will not be presently entitled to any income of RJT for the half year ending 31 December 2008 and RJT will need to provide for a tax liability relating to that period. Based on the information currently available to RJT, the forecast income tax liability that RJT will need to provide for the six months ended 31 December 2008 is estimated to be \$9.2 million, although any final tax liability for the financial year ending 30 June 2009 may be a different amount depending on the tax impact of RJT's operations during the second half of the financial year and any distribution (if any) that may be declared for the second half of the financial year.

In the absence of a distribution being declared, the tax will be a liability of RJT, not a liability of the unitholders. RJT is carrying out the necessary cashflow analysis and proposes to have discussions with its creditors to the extent necessary to ensure that a sufficient amount is reserved to meet any RJT tax liability.

Yours sincerely,

A handwritten signature in black ink that reads "Matthew Cooper". The signature is written in a cursive, flowing style.

Company Secretary
Rubicon Asset Management Limited
as responsible entity for Rubicon Japan Trust

About Rubicon Japan Trust (ASX: RJT)

RJT manages a portfolio of commercial real estate in Japan. For further information about Rubicon or Rubicon Japan Trust, please visit:

www.rubiconasset.com.au
www.rubiconjapan.com.au