

Notice by Babcock & Brown Limited (Administrators Appointed)

Babcock & Brown Limited (Administrators Appointed), as the holding company of Babcock & Brown International Pty Ltd ("BBIPL"), hereby gives notice of a change to an investment that has occurred in relation to an entity that is managed by BBIPL. The Administrators of Babcock & Brown Limited (Administrators Appointed) have not been involved in any way in this transaction. This notice is given in compliance with the obligations of Babcock & Brown Limited (Administrators Appointed) under the Listing Rules of the ASX.

For and on behalf of DJF Lombe and SJ Cathro
Joint and Several Administrators
2 April 2009

BABCOCK & BROWN

Babcock & Brown International Pty Ltd · ABN 76 108 617 483
Level 23 The Chifley Tower · 2 Chifley Square · Sydney NSW 2000 Australia
T +61 2 9229 1800 · F +61 2 9223 2907 · www.babcockbrown.com



Mr David Lombe
Mr Simon Cathro
Deloitte Touche Tohmatsu
Grosvenor Place
225 George Street
Sydney NSW 2000

2 April 2009

AGREEMENT ON INTERNALISATION OF MANAGEMENT SERVICES RIGHTS TO BJT AND SETTLEMENT OF ACCRUED PERFORMANCE FEES

Babcock & Brown International Pty Ltd (BBIPL) today announces that it has concluded an agreement with Babcock & Brown Japan Property Trust (ASX: BJT) (the "Trust") for the internalisation of the management rights of the Trust held by the responsible entity and the sale of the Japan asset management rights to Japan senior management for a total cash value of approximately A\$22 million.

BBIPL has also reached agreement with the Trust for the prepayment by the Trust of approximately A\$17 million of accrued deferred Trust and Asset Management performance fees due after June 30 2009.

Economic settlement of the agreements is expected to occur over the next 2-3 weeks.

As part of this transaction BBIPL has sold 6 million units it holds in BJT at current market values.

Please see the release made by the Trust for further details.

ENDS

For further information please contact:

Kelly Hibbins
Babcock & Brown

BABCOCK & BROWN

+61 2 9229 1800
kelly.hibbins@babcockbrown.com

For further information about Babcock & Brown please see our website:
www.babcockbrown.com