



# MARKET RELEASE

5 February 2009

## Rubicon Japan Trust

### SUSPENSION FROM OFFICIAL QUOTATION

The securities of Rubicon Japan Trust (the "Trust") will be suspended from quotation immediately at the request of the Trust and in accordance with listing rule 17.2, pending the release of an announcement by the Trust.

Security Code:           RJT

Stephanie Yong  
**Senior Adviser, Issuers (Sydney)**



5 February 2009

Ms Stephanie Yong  
Adviser, Issuers (Sydney)  
ASX Limited  
20 Bridge Street  
Sydney NSW 2000

**Rubicon Japan Trust (ASX: RJT) – Request for Voluntary Suspension**

Rubicon Asset Management Limited (RAML) as Responsible Entity of Rubicon Japan Trust (RJT) requests that the ASX place the RJT ordinary units in voluntary suspension.

RAML has received additional information in relation to the possible impact of the continued dislocation of global credit and real estate markets on the financial statements of RJT and the ability for RJT to continue as a going concern and, accordingly, the suspension is requested pending the finalization of the accounts and negotiations in relation to the finalization of the restructuring of debt facilities. As previously announced, RJT has ¥4.9 billion of preference equity, provided by Shinsei Bank, maturing on 31 March 2009.

RAML requests that the suspension remain in place until RAML is in a position to make a further announcement to the market regarding these matters. This announcement will be no later than 27 February 2009.

RAML is not aware of any reason why the suspension should not be granted.

Yours sincerely,

A handwritten signature in black ink that reads "Matthew Cooper".

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