

**MITSUBISHI-UFJ FINANCIAL GROUP****FACSIMILE TRANSMISSION HEADER**

<b>DATE OF MESSAGE:</b> 8/18/2014	<b>MESSAGE NO:</b> -	<b>NUMBER OF PAGES INCLUDING COVER PAGE: 5</b>
<b>TO: ASX</b> Market Announcements Office FAX NO. ( 61 ) 2 9778 0999		<b>CC:</b>
<b>FROM: MITSUBISHI-UFJ FINANCIAL GROUP</b> Corporate Administration Department (Attn: YOSHIDA) FAX NO. 81-3-6214-6367 TEL NO 81-3-6214-6626		
<b>RE: Submission of FORM 604</b>		

We hereby submit Form 604 as attached.

Best regards,

Yasutoshi Yoshida

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604

**Form 604**  
Corporations Act 2001  
Section 671B

**Notice of change of interests of substantial holder**

To Company Name/Scheme AUSTRALAND PROPERTY GROUP

ACN/ARSN

Comprising Australand Holdings Limited (ABN 12 008 443 696), Australand Property Trust (ARSN 106 680 424), Australand Property Trust No.4 (ARSN 108 254 413) and Australand Property Trust No.5 (ARSN 108 254 771)

**1. Details of substantial holder (1)**

Name Mitsubishi UFJ Financial Group, Inc.  
ACN/ARSN (if applicable) Not Applicable

There was a change in the interests of the substantial holder on

13 August 2014

The previous notice was given to the company on

15 July 2014

The previous notice was dated

10 July 2014

**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Stapled Securities	50,130,607	8.658%	44,249,790	7.61%
				<b>Based on 581,797,922 shares outstanding</b>

**3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate 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 (6)	Consideration given in relation to change (7)	Class and number of Securities affected	Person's votes affected
11 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4796	2,768,378 Stapled Securities	2,768,378
11 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4809	-272,943 Stapled Securities	-272,943
11 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.3439	-33,680 Stapled Securities	-33,680
14 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4771	2,578,372 Stapled Securities	2,578,372
14 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4780	-1,204,294 Stapled Securities	-1,204,294
14 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4700	-42,382 Stapled Securities	-42,382
15 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4787	1,130,345 Stapled Securities	1,130,345
15 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4778	-3,385,385 Stapled Securities	-3,385,385
15 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4700	-51,403 Stapled Securities	-51,403
16 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4849	869,507 Stapled Securities	869,507
16 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	467,140 Stapled Securities	467,140
16 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4779	-1,282,025 Stapled Securities	-1,282,025
17 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4897	651,003 Stapled Securities	651,003
17 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4759	-863,449 Stapled Securities	-863,449
18 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.3121	430,059 Stapled Securities	430,059

18 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5000	25,360 Stapled Securities	25,360
18 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4799	-1,543,996 Stapled Securities	-1,543,996
21 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4915	21,454 Stapled Securities	21,454
21 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4839	-84,505 Stapled Securities	-84,505
21 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4800	-16,950 Stapled Securities	-16,950
22 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by Mitsubishi UFJ Asset Management Co., Ltd.	4.5	-32,820 Stapled Securities	-32,820
22 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4950	370,330 Stapled Securities	370,330
22 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.3682	16,352 Stapled Securities	16,352
22 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4872	-638,783 Stapled Securities	-638,783
22 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4850	-450,190 Stapled Securities	-450,190
23 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5262	1,373,241 Stapled Securities	1,373,241
23 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4991	-81,687 Stapled Securities	-81,687
23 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4900	-25,360 Stapled Securities	-25,360
24 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5088	1,833,159 Stapled Securities	1,833,159
24 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5200	25,291 Stapled Securities	25,291
24 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4950	-13,300 Stapled Securities	-13,300
25 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5099	479,417 Stapled Securities	479,417
25 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4950	-395,875 Stapled Securities	-395,875
25 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4997	-8,176 Stapled Securities	-8,176
28 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5095	1,097,640 Stapled Securities	1,097,640
28 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5180	-435,563 Stapled Securities	-435,563
28 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5000	-25,291 Stapled Securities	-25,291
29 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5001	379,100 Stapled Securities	379,100
29 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5061	-496,460 Stapled Securities	-496,460
30 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.5000	308,000 Stapled Securities	308,000
30 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5099	-357,796 Stapled Securities	-357,796
31 July 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4914	163,539 Stapled Securities	163,539
31 July 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5065	-1,042,768 Stapled Securities	-1,042,768
1 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4798	2,030,057 Stapled Securities	2,030,057
1 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5003	-498,100 Stapled Securities	-498,100
4 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by Mitsubishi UFJ Asset Management Co., Ltd.	4.45	2,900 Stapled Securities	2,900
4 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4619	176,565 Stapled Securities	176,565
5 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4603	402,698 Stapled Securities	402,698
5 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5082	-8,000 Stapled Securities	-8,000
6 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by Mitsubishi UFJ Asset Management Co., Ltd.	4.44	-2,350 Stapled Securities	-2,350
6 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4276	586,841 Stapled Securities	586,841
6 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.5025	-429,886 Stapled Securities	-429,886
7 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4530	3,074,042 Stapled Securities	3,074,042
7 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4800	16,907 Stapled Securities	16,907
7 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4768	-12,119,599 Stapled Securities	-12,119,599
7 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.4553	-457,929 Stapled Securities	-457,929
8 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4932	813,743 Stapled Securities	813,743
8 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4.4911	59,577 Stapled Securities	59,577
8 August	Mitsubishi UFJ Financial	Sale of securities by an entity controlled by Morgan	4.4684	-326,317 Stapled	-326,317

2014	Group, Inc.	Stanley		Securities	
11 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4,4902	168,700 Stapled Securities	168,700
11 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4,4358	-184,218 Stapled Securities	-184,218
12 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4,4996	175,135 Stapled Securities	175,135
12 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4,4651	-130,764 Stapled Securities	-130,764
12 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4,4400	-16,907 Stapled Securities	-16,907
13 August 2014	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	4,4944	12,164 Stapled Securities	12,164
13 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4,4935	-736,573 Stapled Securities	-736,573
13 August 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4,3280	-119,154 Stapled Securities	-119,154

#### 4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Mitsubishi UFJ Financial Group, Inc.	HSBC Custody Nominees (Australia) Limited	Not Applicable	Relevant interest in shares that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	170,308 Stapled Securities	170,308
Mitsubishi UFJ Financial Group, Inc.	HSBC Custody Nominees (Australia) Limited	Not Applicable	Relevant interest in shares that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	7,446,412 Stapled Securities	7,446,412
Mitsubishi UFJ Financial Group, Inc.	National Nominees Limited	Not Applicable	Relevant interest in shares that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	10,426 Stapled Securities	10,426
Mitsubishi UFJ Financial Group, Inc.	Morgan Stanley Australia Securities (Nominee) Pty Limited	Not Applicable	Relevant interest in shares that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	36,211,614 Stapled Securities	36,211,614
Mitsubishi UFJ Financial Group, Inc.	Mitsubishi UFJ Asset Management Co., Ltd.	Not Applicable	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	411,030 Stapled Securities	411,030

#### 5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) 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	N/A

#### 6. Addresses

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

Name	Address
Mitsubishi UFJ Financial Group, Inc	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

#### Signature

print name Mr. Masaya Fujimoto

capacity Authorised signatory

sign here

*M. Fujimoto*

date 18 August 2014

# DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.