

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

## Notice of change of interests of substantial holder

To Company Name/Scheme ASTRO JAPAN PROPERTY TRUST

ACN/ARSN ARSN 112 799 854

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

Name APN Property Group Limited (APD) and its controlled entities:

- APN Funds Management Limited (APNFM) in its capacity as responsible entity for the registered managed investment schemes listed below;
- APN Funds Management (Asia) Pte. Ltd. in its capacity as the manager of ARA Asian Asset Income Fund

APN Funds Management Limited ACN 080 674 479 as responsible entity for the following managed investment schemes

APN AREIT Fund ARSN 134 361 229  
APN Property For Income Fund ARSN 090 467 208  
APN Property For Income Fund No.2 ARSN 113 296 110  
APN Direct Property Fund ARSN 113 296 432

ACN/ARSN (if applicable) APN Funds Management (Asia) Pte. Ltd., a Singapore company, as manager of the following investment fund  
ARA Asian Asset Income Fund (Registered Scheme Number CB-179018)

There was a change in the interests of the substantial holder on 25 Jan 2013

The previous notice was given to the company on 28 Oct 2010

The previous notice was dated 28 Oct 2010

### 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)
Ordinary Fully Paid Units	<u>61,130,419</u>	<u>12.03%</u>	<u>6,472,813</u>	<u>9.63%</u>

### 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
<u>24/12/2010</u>	The persons named in item 1	<u>BUY</u>	<u>\$52,602.98</u>	<u>161,500.00</u>	<u>2.40%%</u>
<u>31/12/2010</u>		<u>BUY</u>	<u>\$136,923.88</u>	<u>414,010.00</u>	
<u>6/01/2011</u>		<u>BUY</u>	<u>\$14,362.29</u>	<u>45,549.00</u>	
<u>1/02/2011</u>		<u>BUY</u>	<u>\$289,171.38</u>	<u>85,698.00</u>	
<u>11/02/2011</u>		<u>BUY</u>	<u>\$166,866.30</u>	<u>50,000.00</u>	
<u>15/03/2011</u>		<u>BUY</u>	<u>\$1,377,701.22</u>	<u>445,858.00</u>	
<u>15/03/2011</u>		<u>BUY</u>	<u>\$851,699.79</u>	<u>275,631.00</u>	
<u>12/04/2011</u>		<u>BUY</u>	<u>\$302,514.07</u>	<u>100,000.00</u>	
<u>1/06/2011</u>		<u>BUY</u>	<u>\$310,682.00</u>	<u>100,000.00</u>	
<u>28/06/2011</u>		<u>BUY</u>	<u>\$571,254.00</u>	<u>200,000.00</u>	
<u>13/09/2012</u>		<u>SELL</u>	<u>\$51,598.90</u>	<u>18,123.00</u>	
<u>18/09/2012</u>		<u>SELL</u>	<u>\$151,329.37</u>	<u>53,489.00</u>	
<u>15/10/2012</u>		<u>SELL</u>	<u>\$419,219.80</u>	<u>137,302.00</u>	
<u>29/11/2012</u>		<u>SELL</u>	<u>\$61,433.80</u>	<u>20,480.00</u>	
<u>30/11/2012</u>		<u>SELL</u>	<u>\$162,044.79</u>	<u>54,069.00</u>	
<u>4/12/2012</u>		<u>SELL</u>	<u>\$107,450.80</u>	<u>35,761.00</u>	
<u>13/12/2012</u>		<u>SELL</u>	<u>\$516,612.95</u>	<u>172,584.00</u>	
<u>13/12/2012</u>		<u>SELL</u>	<u>\$1,167,426.00</u>	<u>390,000.00</u>	
<u>16/01/2013</u>		<u>SELL</u>	<u>\$164,637.00</u>	<u>55,000.00</u>	
<u>18/01/2013</u>		<u>BUY</u>	<u>\$628,499.60</u>	<u>216,724.00</u>	
<u>18/01/2013</u>		<u>BUY</u>	<u>\$1,501,936.10</u>	<u>517,909.00</u>	
<u>18/01/2013</u>		<u>BUY</u>	<u>\$62,936.80</u>	<u>21,702.00</u>	
<u>18/01/2013</u>		<u>BUY</u>	<u>\$773,635.90</u>	<u>266,771.00</u>	
<u>21/01/2013</u>		<u>SELL</u>	<u>\$698,479.96</u>	<u>200,000.00</u>	
<u>21/01/2013</u>		<u>SELL</u>	<u>\$70,213.19</u>	<u>20,000.00</u>	
<u>25/01/2013</u>		<u>SELL</u>	<u>\$524,877.72</u>	<u>150,000.00</u>	
<u>25/01/2013</u>		<u>SELL</u>	<u>\$844,818.69</u>	<u>241,433.00</u>	
<u>29/01/2013</u>		<u>SELL</u>	<u>\$481,227.02</u>	<u>137,655.00</u>	
<u>30/01/2013</u>		<u>SELL</u>	<u>\$349,230.00</u>	<u>100,000.00</u>	
<u>30/01/2013</u>		<u>SELL</u>	<u>\$873,075.00</u>	<u>250,000.00</u>	

**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
APN Funds Management Limited as responsible entity of APN Property For Income Fund	RBC Dexia Investor Services Australia Nominees Pty Limited	RBC Dexia Investor Services Australia Nominees Pty Limited	Responsible Entity with power to exercise control over voting rights	2,791,249 Ordinary Fully Paid Units	2,791,249
APN Funds Management Limited as responsible entity of APN Property For Income Fund No.2	RBC Dexia Investor Services Australia Nominees Pty Limited	RBC Dexia Investor Services Australia Nominees Pty Limited	Responsible Entity with power to exercise control over voting rights	1,164,964 Ordinary Fully Paid Units	1,164,964
APN Funds Management Limited as responsible entity of the APN AREIT Fund	RBC Dexia Investor Services Australia Nominees Pty Limited	RBC Dexia Investor Services Australia Nominees Pty Limited	Responsible Entity with power to exercise control over voting rights	1,864,810 Ordinary Fully Paid Units	1,864,810
APN Funds Management Limited as responsible entity of the APN Direct Property Fund	Trust Company Limited	Trust Company Limited	Responsible Entity with power to exercise control over voting rights	131,702 Ordinary Fully Paid Units	131,702
APN Funds Management (Asia) Pte Ltd as responsible entity of the ARA Asian Asset Income Fund	UBS AG	UBS AG	Fund manager with power to exercise control over voting rights	514,738 Ordinary Fully Paid Units	514,738

**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

**6. Addresses**

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

Name	Address
APN Funds Management Limited	30/ 101 Collins Street, Melbourne
RBC Dexia Investor Services	17/ 2 Park Street, Sydney
Trust Company Limited	3/ 35 Clarence Street, Sydney
APN Funds Management (Asia) Pte. Ltd	6 Temasek Boulevard Suntec Tower Four #16-02 Singapore

**Signature**

print name	John Freemantle	capacity	Company Secretary
sign here		date	1-Feb-13