



30 April 2009

The Manager
ASX Limited
20 Bridge Street
Sydney NSW 2000

ASX Release
Rubicon Japan Trust (ASX: RJT) – Financing Update

Further to the announcement on 31 March 2009 in relation to the TK1 CSC Series 1 Loan Facility (¥13.7 billion) (TK1 Loan Facility), Rubicon Asset Management Limited (RAML) as responsible entity (RE) of Rubicon Japan Trust (RJT) has been advised that the lender (acting through its Servicer, ORIX Asset Management & Loan Services Corporation (Servicer)) has provided an extension of an additional 30 days to 29 May 2009, to allow the possible cure of the breach of indebtedness covenant under the TK1 Loan Facility (the Default).

Allco Real Estate Asset Management Japan KK (AREAM) is continuing discussions on behalf of Rubicon TK1 Guodo Kaisha (TK1) with the trustee for the bondholders, under the securitisation program relating to the TK1 Loan Facility, Wells Fargo Bank, NA (Trustee) and the controlling class of the bonds (Controlling Class) to agree the restructure of the TK1 Loan Facility and remedy the Default. While the restructure proposal continues to be supported by a majority of the Controlling Class of the bonds, the Trustee has indicated that they are of the view that it is not empowered to take the instructions of the Controlling Class without a further review of the proposal and its effect on the bondholders as a whole. Accordingly, the Trustee has commenced consultation with a wider group of bondholders. The extension of the cure period has been provided to allow the Trustee sufficient time to call a bondholders meeting. Should the Trustee reject the restructure proposal following such consultation but prior to 29 May 2009, the Servicer has indicated that they would deem the cure period to be terminated and an Event of Default would occur under the TK1 Loan Facility at that time. The occurrence of an Event of Default would be likely to make it impossible to complete a restructure of the TK debt facilities as contemplated in the Interim Financial Report lodged with the ASX and dated 12 March 2009 (Directors Report).

Discussions with the Trustee are ongoing (and continuing formal legal advice is being sought) to assist the Trustee in their deliberations. At this time, TK1 has had no assurances that the revised proposal will be accepted by the Trustee and the bondholders or that it will not be accepted.

A release of surplus funds by the Servicer to TK1 is due on 1 May 2009. The Servicer has elected to defer the release of such cash until the Default has been remedied. However, there is no assurance at this time that the Default will be remedied as this depends on the Trustee accepting the TK1 Loan Facility restructure proposal. The Servicer will hold these additional surplus funds in reserve pending the outcome of the discussions with the

Trustee. However, the Servicer has released ¥50 million of the surplus funds to meet the immediate operating expense obligations of TK1 and RJT.

The delay in finalisation of the amendment to the TK1 Loan Facility, has continued to delay the execution of the restructure of the Rubicon TK2 Gouda Kaisha (TK2) Shinsei Bank (Shinsei) and National Australia Bank debt facilities detailed in the Directors Report. Both lenders are committed to the renegotiation of the facilities, and to date have taken no acceleration/enforcement action while active negotiations with the Trustee continue to be in progress. Indications are that both lenders will continue to take this position while active negotiations with the Trustee continue; however, both lenders reserve all of their respective rights in this regard.

In addition, further to the announcement on 3 April 2009, Credit Suisse have confirmed that they will also be granting an extension to the cure period referred to in that announcement for remedy of the Indebtedness covenant breach in RHA Asia Goudo Kaisha ("TK3") Loan Facility in order to allow sufficient time for the resolution of the TK1 negotiations.

Any acceleration of the TK1 and/or TK2 debt facilities and enforcement of the related security that secures those facilities is likely to materially reduce the value of RJT's TK investments, while also preventing any regular cash flow from the TK investments to meet RJT's operating expense obligations. RAML and the manager of the real estate portfolio (AREAM) continue to closely monitor the situation and assessing the continuing solvency of RJT, AREAM and the TKs.

RAML requests that the suspension of the quotation of the units in RJT continue.