



Galileo Japan Funds Management Limited
(ACN 121 567 244) (AFSL 305 429)
as Responsible Entity for Galileo Japan Trust
(ARSN 122 465 990)

Level 9, 1 Alfred Street
Sydney NSW 2000 Australia
GPO Box 4760 Sydney NSW 2001
Telephone: (02) 9240 0333
Facsimile: (02) 9240 0300
ASX Code: GJT
Website: www.galileofunds.com.au

15 November 2007

ASX / Media Release

**GALILEO JAPAN TRUST
SEPTEMBER QUARTER 2007 UPDATE**

Please find attached a Galileo Japan Trust (ASX code: GJT) update for the three months ended 30 September 2007.

Investor and media enquiries:

Peter Murphy
Chief Operating Officer
Phone: +61 2 9240 0308

Camelia Tan
Trust Analyst
Phone: +61 2 9240 0312

About Galileo Japan Trust

The Trust is listed on the Australian Securities Exchange with an indirect interest in a portfolio of 26 Japanese Real Estate investments valued at approximately ¥92.8 billion (approximately A\$886 million)^{1,2}. The combined portfolio is diversified by both sector and geography, however, retains a bias to Tokyo.

Further information on Galileo Japan Trust is available at www.galileofunds.com.au/Japan

¹ Includes Nara 2, Shin Yokohama settlement scheduled for 31 January 2008

² Translated at ¥104.7, the rate used in the 30 June 2007 Financial Accounts

15 November 2007

**GALILEO JAPAN TRUST
SEPTEMBER QUARTER 2007 UPDATE**

Galileo Japan Funds Management Limited ("GJFML") as responsible entity for Galileo Japan Trust (ASX code: "GJT") is pleased to provide the following update relating to the portfolio for the three months ended 30 September 2007.

Key Highlights:

- 5 new leases with an average increase in passing rent of 38.1% (1.2% of portfolio rent roll)
- Total of 1,312 tsubo under negotiation (located in the Greater Tokyo Area)
- Tokyo office vacancy continues to fall and rent growth strong

GJT Portfolio Activity (Office and Retail only)

Office and Retail represents approximately 74% of the total GJT rent roll. In the period from 1 July 2007 to 30 September 2007, 19 new or renewed leases were negotiated, representing approximately 11% of the total office and retail rent roll.

Leasing activity during the period can be summarised as follows:

	# of Leases	Area Tsubo*	New Rent ¥ pa	Old Rent ¥ pa	Change %
Rent Increase	5	334	93,185,040	67,461,168	38.1
No Increase	3	77	8,766,600	8,766,600	-
Sub Total	8	411	101,951,640	76,227,768	33.7
Under Negotiation	11	1,312	-	349,965,600	-

* One tsubo equates to approximately 3.3 square metres

The Manager is actively seeking rental increases for all leases under negotiation. All leases under negotiation are situated in the Greater Tokyo area.

Vacancy rates in Tokyo's five central wards have continued to decrease and were 2.55% in October 2007 (0.04% improvement from September). Average rents per tsubo have also increased by 12.17% year on year to ¥21,391 up slightly from September's increase of 11.97%.³

Chief Operating Officer, Peter Murphy said, "Real estate fundamentals in Japan continue to trend positively particularly in the Greater Tokyo area, providing strong prospects of further rent increases in the short to medium term."

³ Source: Miki Shoji, October 2007

New Leases

Five new standard leases were negotiated during the period to 30 September 2007. New leases have been agreed on the following terms:

Property	Area Tsubo	Comm. Date	New Rent ¥ pa	Old Rent ¥ pa	Change %
Tsukasacho	153	1 April 2008	43,146,000	33,048,000	30.5
Azabu Amerex	71	1 Nov 2007	20,355,840	14,025,168	45.1
Kanda NK	73	1 Dec 2007	20,148,000	13,140,000	53.3
Seishin	37	1 Nov 2007	9,535,200	7,248,000	31.6
Total	334		93,185,040	67,461,168	38.1

Forward Renewals

A total of 11 tenants representing 1,312 tsubo (approx. 4,330 square metres) have indicated their intention to renew leases which expire post 30 September 2007.

All leases under negotiation are situated in the Greater Tokyo area with 75% of the income related to the Tokyo Office Portfolio. The passing rent on these tenancies equates to approximately ¥350 million.

Vacancies

At 30 September 2007, approximately 461.6 tsubo (1,523 square metres) was vacant representing less than 1% of the office and retail portfolio. 70% of the vacant area is subject to rental guarantee. Occupancy rates for the balance of the portfolio remain relatively unchanged from those reported as at 30 June 2007.