



19 December 2011

Austock Childcare Fund – Distribution for the Quarter Ending 31 December 2011

Austock Property Management Limited as the responsible entity of the Austock Childcare Fund (ACF) advises the following details regarding the distribution for the quarter ending 31 December 2011 of **1.8 cents per unit**.

Management's previous FY12 distribution guidance in August 2011 was 6.4 cents per unit. Reduced operational and interest costs have had a positive impact on the Fund's distribution forecast for FY12. Taking into account the assumptions previously outlined regarding continued tenant performance and the cost of debt, Management is now forecasting a full year FY12 distribution of **7.0 cents per unit**.

The following dates will apply to the distribution for the quarter ending 31 December 2011:

Record Date	30 December 2011
Payment Date	20 January 2012

ACF makes all distribution payments via Electronic Funds Transfer. Unitholders are encouraged to ensure they have provided their correct banking details to ACF's Registry, Boardroom Pty Limited (telephone: 1300131856 or website: <http://www.boardroomlimited.com.au/>).

For taxation purposes a breakdown of the distribution components will be posted on ACF's website on 18 January 2012 at:

http://www.acfund.com.au/investor_relations/distribution_components.aspx

Distribution Statements will be mailed to all Unitholders and will also be available online on Boardroom's website at: <http://www.boardroomlimited.com.au/> - InvestorServe by Monday 23 January 2012.

Nick Anagnostou
Chief Executive Officer
Austock Childcare Fund

For further information contact:
Lula Lioffi
Investor Relations Manager
61 3 8601 2668

.....

Further information

The Austock Childcare Fund internet site, www.acfund.com.au is a source of information for Unitholders. It includes details of ACF and its Manager, announcements, current activities and historical information. The site provides access to annual and half-year reports and also ACF updates covering matters of relevance to investors.