



Distribution Guidance for the Quarter Ended 30 September 2008 – Paid on 31 October 2008

24 October 2008

Management has reviewed the distribution for the quarter ended 30 September 2008 for the Austock Childcare Fund (ACF) and advise a cash distribution of 2.0 cents per ordinary unit. The reduction in distribution is primarily due to increased bank margin fees and significant increases in land tax.

Given the current domestic and international economic and financial conditions, management will continue to monitor distributions and provide unitholders with updates as appropriate.

A Fund update is currently being prepared and will be released shortly.

ACF Fund Updates will be uploaded on ACF's website www.acfund.com.au and will also be sent to unitholders via email to those who have provided their email addresses. We are committed to keeping ACF's investors well informed and update our website as often as possible. I strongly encourage unitholders and advisors who have not provided their email address details to do so by sending your details to llossi@austock.com

Nick Anagnostou
Fund Manager

For further information contact:

Lula Lioffi
Investor Relations Manager
Telephone + 61 3 8601 2668