

21 March 2011

Austock Childcare Fund (ACF) – Distribution for Quarter Ending 31 March 2011

Austock Property Management Limited the responsible entity of the Austock Childcare Fund advises the following details regarding the distribution for the quarter ending 31 March 2011.

In accordance with previous guidance, ACF will pay a cash distribution of 1.4 cents per ordinary unit for the quarter.

The following dates will apply to this distribution:

Ex-distribution Date	25 March 2011
Record Date	31 March 2011
Payment Date	20 April 2011

For taxation purposes a breakdown of the distribution components is available on ACF's internet site at: http://www.acfund.com.au/investor_relations/distribution_components.aspx

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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.