

21 June 2011

Austock Childcare Fund (ACF) – Estimated Distribution for Quarter Ending 30 June 2011

Austock Property Management Limited the responsible entity of the Austock Childcare Fund advises the following details regarding the estimated distribution for the quarter ending 30 June 2011.

ACF will pay a cash distribution of 1.8 cents per unit for the quarter, bringing the total distribution for the year ending 30 June 2011 to 6.0 cents per unit.

The following dates will apply to the distribution for the quarter ending 30 June 2011:

Record Date	30 June 2011
Payment Date	20 July 2011

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

ACF makes all distribution payments via EFT. 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/>).

It is anticipated ACF's Annual Tax & Distributions Statement will be mailed to all Unitholders by the end of August 2011.

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Austock Childcare Fund

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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.