

30 August 2010

Austock Childcare Fund – Distribution Update

The Austock Childcare Fund (ACF) provides the following update:

Distributions

Further to our announcement of 5 August 2010 a second distribution payment for the year ended 30 June 2010 will be paid to ACF Unitholders on Friday 3 September 2010.

We previously advised the second distribution to be paid to ACF Unitholders for the year ended 30 June 2010 from 1.5 to a maximum of 2.5 cents per unit. The first payment of 2.0 cents per unit was paid on 12 July 2010. We are pleased to inform Unitholders a further 2.0 cents per unit will be paid, bringing the total amount paid for the year to 30 June 2010 to 4.0 cents per unit.

The difference in the previously advised range of between 1.5 cents per unit to a maximum of 2.5 cents per unit is 0.5 cents. The 0.5 cents was retained by ACF and allocated to the Fund's expenses including the cost of refinancing its debt facility.

The 4.0 cents per unit was calculated based on the Fund's taxable income which was subject to audit and tax reviews upon finalisation of ACF's annual accounts.

The second distribution payment will be made as follows:

- Record Date: 30 June 2010
- Payment Date: 3 September 2010

30 June 2010 Financial Accounts and Annual Tax Statement

The Annual Tax and Distribution Statement will be sent to Unitholders in the week commencing 6 September.

Management has commenced the process of generating ACF's annual audited accounts and expects the accounts to be available on ACF's website at: http://www.acfund.com.au/reports_publications/annual_reports.aspx in the week commencing 6 September 2010. Printed accounts will be mailed to Unitholders at the end of September 2010. The annual accounts will include a Unitholder update providing commentary on future distributions.

Nick Anagnostou
Executive Director/Fund Manager
Austock Childcare Fund

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