

## ASX Announcement

19 September 2008

### Australian Education Trust (AET) – Amendment to Components of Distribution for Quarter Ending 30 September 2008

Austock Property Management Limited, the responsible entity of the Australian Education Trust (ASX: AEU) refers to its announcement earlier today outlining details of the AEU distribution to be paid for the quarter ending 30 September 2008.

The earlier announcement contained an error in the breakdown of the distribution components, which have now been amended as follows:

| <b>Components</b>                 | <b>Cents<br/>per unit</b> |
|-----------------------------------|---------------------------|
| Fund Payment Components           |                           |
| - Foreign Income                  | -                         |
| - Australian Rental Income        | 0.30                      |
| - Capital Gains                   |                           |
| - Discount Amount                 | -                         |
| - Concession Amount               | -                         |
| - Other                           | -                         |
| Fund Payment                      | 0.30                      |
| Australian Interest               | 0.60                      |
| Tax Deferred Income               | 1.35                      |
| Tax Free Income                   | -                         |
| Total Distribution to Unitholders | <b>2.25</b>               |

All remaining details in the earlier announcement are correct.

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