



**AUSTRALIAN EDUCATION TRUST
AND CONTROLLED ENTITY**

ARSN: 102 955 939
ASX Code: AEU
ABN: 58 102 955 939

**Half-Year Financial Report
31 December 2007**

AUSTRALIAN EDUCATION TRUST

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**AUSTRALIAN EDUCATION TRUST
DIRECTORS' REPORT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

The Directors of Austock Property Management Limited, the Responsible Entity of the Australian Education Trust (the "Trust"), present their report together with the financial report of the Trust for the half-year ended 31 December 2007.

Directors of the Responsibility Entity

The Directors of the Responsibility Entity during the period or since the end of the half-year:

Michael Edward McFarlane (Chairman)

Michael Francis Johnstone

Victor David Cottren

Vincent Gerard Harink

Principal Activities

The Trust is a specialist education property owner which currently owns a total of 421 child care centres as at 31 December 2007 (388 centres as at 30 June 2007) in locations around Australia and New Zealand.

All but 17 of these centres are subject to a lease or an agreement to lease with subsidiaries of ABC Learning Centres Limited ("ABC"). ABC is a publicly listed company on the Australian Stock Exchange with assets in excess of A\$4 billion. ABC operates childcare centres internationally throughout Australia, New Zealand, the United States of America and the United Kingdom.

Review and Results of Operations

The result for the half year to 31 December 2007 was a net profit of \$14.6 million, equivalent to 11.03 cents per unit ("cpu"). For the corresponding period in 2006 the Trust produced a net profit of \$7.6 million (7.04 cpu).

Centre Numbers

During the half-year the trust settled 36 properties (25 freehold centres and 11 development sites) and sold 3 properties, bringing the total number of centres in the investment property portfolio to 421 as at 31 December 2007. This represents a substantial increase from 303 centres as at 31 December 2006 and 388 centres as at 30 June 2007.

Distribution

The distribution for the half year ended 31 December 2007 is 7.4 cpu (2006: 7.3 cpu). Of the 7.4 cpu, 3.6 cpu was distributed on 31 October 2007 for the September 2007 quarter and a further 3.8 cpu will be paid on 28 February 2008 for the December 2007 quarter.

Distribution Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was temporarily suspended on 17 December 2004. The Responsible Entity intends to re-introduce the DRP as and when it is considered appropriate.

**AUSTRALIAN EDUCATION TRUST
DIRECTORS' REPORT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

Funding

As at 31 December 2007 the total assets of the Trust stood at \$420.3 million, long term borrowings at \$225.3 million and net assets attributable to unitholders were \$182.8 million.

The Trust has 134,973,383 units on issue as at 31 December 2007. An additional \$20 million in equity capital was raised during the half-year at \$1.70 per unit through a private placement.

Trust's debt facilities were restructured effective 30 July 2007. The Trust allocated Senior Secured Notes ("Notes") to North American investors, comprising USD77.0 million, CAD19.1 million and AUD35.4 million. The allocations are AUD78 million for 7 years and AUD70 million for ten years. The proceeds of the Note issue were used to repay part of the existing debt facility with the National Australia Bank "NAB". The existing NAB facility then converted to an evergreen two year facility of AUD100 million plus a AUD15 million standby/cash advance facility.

The Trust's previous AUD130.1 million of fixed rate bills (due to expire between June 2008 and June 2011) were replaced by interest rate swaps (whilst retaining the benefit of the previous fixed rate bills) that cover AUD200 million of debt as at 31 December 2007 at a weighted average of 6.34% spread over the maturity of the debt. The balance of debt is held at variable rates. Cross currency interest rate swaps were also established to protect the principal value of the foreign currency denominated Notes.

Rounding of Amounts

The consolidated group has applied the relief available to it in ASIC Class Order 98/100 and accordingly certain amounts in the financial report and the directors' report have been rounded off to the nearest \$1,000.

Auditor's Declaration

The lead auditor's independence declaration under section 370C of the Corporations Act 2001 is set out on page 3 for the half year ended 31 December 2007.

This report is signed in accordance with a resolution of the Board of Directors of the responsibility entity.



Michael Edward McFarlane
Chairman
Austock Property Management Limited
Melbourne, 31 January 2008

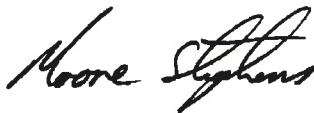


Vincent Gerard Harink
Chief Executive Officer
Austock Property Management Limited
Melbourne, 31 January 2008

**Auditor's Independence Declaration under Section 307C of the Corporations Act
2001 to the directors of Austock Property Management Limited as Responsible
Entity for the Australian Education Trust**

I declare that, to the best of my knowledge and belief, during the half-year ended 31 December 2007 there has been:

- (i) No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the review, and
- (ii) No contraventions of any applicable code of professional conduct in relation to the review.



MOORE STEPHENS
Chartered Accountants



Kevin Neville
Partner

Melbourne, 31 January 2008

Partners

Stephen L. Adrian
Steven A. Allan
Marco S. Carlei
Jean-Claude Cesario
Ian K. Kearney
Daren I. J. McDonald
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**AUSTRALIAN EDUCATION TRUST
CONSOLIDATED INCOME STATEMENT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

	Note	Consolidated Group	
		31 Dec 2007 \$'000	31 Dec 2006 \$'000
Revenue			
Lease income		18,806	13,150
Interest income		488	904
Foreign exchange gains		2,786	-
Change in fair value of derivative financial instruments		2,788	-
Gain on sale of investment properties		85	452
Total revenue		24,953	14,506
Expenses			
Finance costs		8,611	4,942
Reduction of carrying value of properties		-	449
Responsible entity's remuneration		1,100	805
Rent on leasehold properties		467	314
Other expenses		225	375
Total expenses		10,403	6,885
Net profit before related income tax expense and financing costs to unitholders		14,550	7,621
Income tax expense/(benefit)		(19)	-
Net profit attributable to unitholders		14,569	7,621
Financing costs			
Distributions to unit holders	2	9,988	8,069
Total changes in net assets attributable to unitholders		4,581	(448)
Earnings per unit			
		cents	cents
Basic earnings per unit		11.03	7.04
Diluted earnings per unit		11.03	7.04
Distributable earnings per unit		7.57	7.20

The Consolidated Income Statement is to be read in conjunction with the accompanying notes

**AUSTRALIAN EDUCATION TRUST
CONSOLIDATED BALANCE SHEET
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

	Note	Consolidated Group	
		31 Dec 2007 \$'000	30 Jun 2007 \$'000
Current assets			
Cash and cash equivalents		3,565	415
Trade and other receivables		7,511	7,964
Other current assets	3	3,119	13,341
Total current assets		14,195	21,720
Non-current assets			
Derivative financial instruments	4	4,572	-
Investment properties	5	401,512	364,250
Total non-current assets		406,084	364,250
Total assets		420,279	385,970
Current liabilities			
Trade and other payables		5,219	3,237
Distribution payable		5,129	4,559
Other current liabilities		16	63
Total current liabilities		10,364	7,859
Non-current liabilities			
Derivative financial instruments	6	1,784	-
Long-term financial liabilities	7	225,288	219,226
Total non-current liabilities		227,072	219,226
Total liabilities (excluding net assets attributable to unitholders)		237,436	227,085
Net assets attributable to unitholders	8	182,843	158,885
Total liabilities		420,279	385,970

The Consolidated Balance Sheet is to be read in conjunction with the accompanying notes

**AUSTRALIAN EDUCATION TRUST
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

	Unit Capital	Consolidated Group Retained Earnings	Total
	\$'000	\$'000	\$'000
Balance at 1 July 2007	-	-	-
Balance at 31 December 2007	-	-	-

Under AIFRS net assets attributable to unitholders are classified as a liability rather than equity. Therefore the trust has no equity. Please refer to Note 8 for movements in net assets attributable to unitholders.

**AUSTRALIAN EDUCATION TRUST
CONSOLIDATED CASH FLOW STATEMENT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

	Consolidated Group	
	31 Dec 2007 \$'000	31 Dec 2006 \$'000
Cash flows from operating activities		
Lease income received	21,140	12,626
Cash payments in the course of operations	(3,324)	(2,967)
Interest received	488	904
Refund of income tax	19	-
Net cash provided by operating activities	18,322	10,563
Cash flows from investing activities		
Proceeds from sale of investment properties	2,609	10,354
Payments for investment properties	(31,557)	(76,024)
Net cash used in investing activities	(28,948)	(65,670)
Cash flows from financing activities		
Finance costs paid	(5,938)	(5,407)
Proceeds from borrowings	221,832	29,725
Repayment of borrowings	(212,015)	-
Distributions paid	(9,418)	(9,782)
Proceeds from issue of units	20,000	40,000
Issue costs paid	(685)	(1,714)
Net cash provided by financing activities	13,775	52,822
Net increase (decrease) in cash held	3,150	(2,285)
Cash at 1 July	415	21,839
Cash at 31 December	3,565	19,554

The Consolidated Cash Flow Sheet is to be read in conjunction with the accompanying notes

1. Statement of significant accounting policies

The half-year consolidated financial statements are a general purpose financial report prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standard AASB 134: Interim Financial Reporting, Australian Accounting Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board.

It is recommended that this financial report be read in conjunction with the annual financial report for the year ended 30 June 2007 and with any public announcements made by Australian Education Trust and its controlled entities during the half-year in accordance with the continuous disclosure obligations arising under the Corporations Act 2001.

The accounting policies have been consistently applied by the entities in the economic entity and are consistent with those applied in the 30 June 2007 Annual Report apart from the application of accounting policy regarding derivative financial instruments described below.

Derivate financial instruments

Derivative financial instruments are measured at fair value. Gains and losses arising from changes in fair value are taken to the income statement unless they are designated as hedges.

The trust uses derivative financial instruments (comprising foreign exchange contracts and interest rate swaps) to hedge its risks associated with foreign currency and interest rate fluctuations. Such derivate financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured to fair value.

Fair value hedge

Derivatives are carried as assets when their fair value is positive and as liabilities when their fair value is negative. Any gains or losses arising from changes in the fair value of derivatives are taken directly to profit or loss for the reporting period.

Fair value

The fair values of derivative financial instruments are calculated by reference to current contracts with similar profiles.

Impairment

At each reporting date, the group assesses whether there is evidence that a financial instrument has been impaired. Impairment losses are recognised in the income statement.

The half-year report does not include full disclosures of the type normally included in an annual financial report.

Reporting basis and conventions

The half-year report has been prepared on an accruals basis and is based on historical costs modified by the revaluation of selected non-current assets, financial assets and financial liabilities for which the fair value basis of accounting has been applied.

AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

	Consolidated Group	
	31 Dec	31 Dec
	2007	2006
	\$'000	\$'000
2. Distributions to unitholders		
Net profit attributable to unitholders	14,569	7,621
Adjusted for:		
Straight lining of rental income	-	(490)
Reduction on carrying value of properties	-	490
Property valuation costs	-	173
Unrealised foreign exchange gains	(1,784)	-
Change in fair value of derivative financial instruments	(2,788)	-
Net profit distributable to unitholders	9,997	7,794
Distribution paid or payable	9,988	8,069
Distribution per unit interim (dollars)	\$0.0740	\$0.0730

Two quarterly distributions are payable during the half year. The first distribution was paid for the 3 months to 30 September 2007 on 31 October 2007 at 3.6 cents per unit. The second distribution is payable for the 3 months to 31 December 2007 and is due to be paid on 28 February 2008 at 3.8 cents per unit.

	Consolidated Group	
	31 Dec	30 Jun
	2007	2007
	\$'000	\$'000
3. Other current assets		
Deposits	54	8,068
Prepayments	403	1,391
Investment properties to be sold within 12 months	2,662	3,882
	3,119	13,341

4. Derivative financial instruments

Derivative financial instruments – interest rate swap	4,572	-
	4,572	-

The trust uses derivative financial instruments (comprising foreign exchange contracts and interest rate swaps) to hedge its risks associated with foreign currency and interest rate fluctuations. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured to fair value. Refer to Note 7 for further detail on the derivative financial instruments currently held.

AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

	Consolidated Group	
	31 Dec	30 Jun
	2007	2007
	\$'000	\$'000
5. Investment properties		
Movement in investment properties:		
Balance at the beginning of the year - at valuation or cost	364,250	211,986
Acquisition of properties	35,470	139,624
Disposal of properties	(2,449)	(13,981)
Construction costs of development properties	3,021	9,543
Movement in investment properties to be sold in 12 months	1,220	8,478
Net revaluation increment	-	7,392
Reduction in carrying value per AIFRS straight line accounting	-	(1,347)
Write back accrued rent per AIFRS straight line accounting	-	2,555
Carrying amount at the end of the year	401,512	364,250
Asset reduction arising from recognising lease income on a straight line basis:		
Cumulative balance included in carrying value of properties	-	2,555
Amount recognised in the income statement in prior financial years	-	(1,208)
Write back accrued rent per AIFRS straight line accounting	-	(1,347)
Amount recognised in the income statement this financial year	-	-

6. Derivative financial instruments

Derivative financial instruments – foreign exchange contract	1,784	-
	1,784	-

The trust uses derivative financial instruments (comprising foreign exchange contract and interest rate swaps) to hedge its risks associated with foreign currency and interest rate fluctuations. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured to fair value. Refer to Note 7 for further detail on the derivative financial instruments currently held.

7. Long term financial liabilities

Bank loans at face value - secured	81,610	220,485
Senior Secured Notes at face value	147,690	-
Less: unrealised foreign exchange gains on Notes (hedged)	(1,784)	-
Less: up front transaction costs	(2,723)	(1,520)
Plus: amortised up front transaction costs	495	261
	225,288	219,226

AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

7. Long term financial liabilities (continued)

The Responsible Entity restructured the Trust's debt facilities toward longer seven and ten year debt facilities, effective 30 July 2007. The Trust allocated Senior Secured Notes ("Notes") to North American investors, comprising USD77.0 million, CAD19.1 million and AUD35.4 million. The allocations are AUD78 million for 7 years and AUD70 million for ten years. The proceeds of the issue were used to repay part of the existing debt facility with the National Australia Bank "NAB". The existing NAB facility then converted to an evergreen two year facility of AUD100 million plus a AUD15 million standby/cash advance facility to which a 0.25% facility fee applies.

The trust operates an interest only Term Debt Facility with a limit of \$185 million (including \$15 million of stand-by facilities) which expires on 30 June 2011. These facilities are secured by first ranking registered mortgages over child care properties held by the trust, a fixed and floating charge over the assets and undertakings of the trust and a negative pledge on other debt.

The Trust's previous AUD130.1 million of fixed rate bills (due to expire between June 2008 and June 2011) were replaced by interest rate swaps (whilst retaining the benefit of the previous fixed rate bills) that cover AUD200 million of debt as at 31 December 2007 at a weighted average of 6.34% spread over the maturity of the debt. Foreign currency swaps were also established to protect the principal value of the foreign currency denominated Notes.

To accommodate the issue of the Notes, a Security Trustee has been established to administer the security arrangements and to facilitate any future debt issuing on behalf of the Trust. The Noteholders and the NAB share security in the form of real property mortgages. In addition, the NAB retains a fixed and floating charge over the assets of the Trust as further security.

These arrangements provide access to a large debt market with the ability to source long term debt facilities to match the long term lease arrangements of the Trust.

8. Changes in net assets attributable to unitholders

	Consolidated Group			Total
	Units on issue	Units on issue	Undistributed profit	
	No '000	\$'000	\$'000	\$'000
Balance at 1 July 2006	98,209	108,510	5,470	113,980
Units issued during the period	25,000	40,000	-	40,000
Less unit issue costs	-	(1,558)	-	(1,558)
Profit attributable to unitholders	-	-	7,621	7,621
Distribution paid or provided for	-	-	(8,069)	(8,069)
Balance at 31 December 2006	123,209	146,952	5,022	151,974
Balance at 1 July 2007	123,209	146,938	11,947	158,885
Units issued during the period	11,765	20,000	-	20,000
Less unit issue costs	-	(623)	-	(623)
Profit attributable to unitholders	-	-	14,569	14,569
Distribution paid or provided for	-	-	(9,988)	(9,988)
Balance at 31 December 2007	134,974	166,315	16,528	182,843

On 14 August 2007, 11,764,706 fully paid ordinary units were issued at a price of \$1.70 per unit as part of a private placement.

AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

9. Segment information

(a) Primary reporting - geographical segments

	Australia		New Zealand		Eliminations		Consolidated Group	
	31 Dec	31 Dec	31 Dec	31 Dec	31 Dec	31 Dec	31 Dec	31 Dec
	2007	2006	2007	2006	2007	2006	2007	2006
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue								
External sales	21,949	13,164	2,516	438	-	-	24,465	13,602
Unallocated revenue							488	904
Total revenue							24,953	14,506
Result								
Segment result	12,971	6,674	1,091	43	-	-	14,062	6,717
Unallocated expenses net of unallocated revenue							488	904
Profit before tax							14,550	7,621
Income tax expense							19	-
Profit after tax							14,569	7,621
Assets								
Segment assets	391,221	317,650	38,995	12,529	(9,937)	(12,304)	420,279	317,875
Total assets							420,279	317,875
Liabilities								
Segment liabilities	237,199	165,696	28,472	9,509	(28,235)	(9,304)	237,436	165,901
Total liabilities							237,436	165,901
Other								
Acquisitions of non-current segment assets	33,029	63,099	5,462	583	-	-	38,491	63,682
Disposals of non-current segment assets	2,449	9,776	-	-	-	-	2,449	9,776

(b) Secondary reporting - business segments

The trust operates in one business segment being the ownership of childcare centre properties.

10. Capital and lease commitments

	31 Dec	31 Dec
	2007	2006
	\$'000	\$'000
(a) Capital expenditure commitments - centre acquisitions		
Estimated capital expenditure commitments contracted at balance date but not provided for:		
not later than 1 year	20,669	36,084

9. Capital and lease commitments (continued)

(b) Lease revenue commitments

Non-cancellable operating leases contracted with wholly owned subsidiaries of ABC Learning Centres Limited not capitalised in the financial statements.

Until 29 June 2007, the property leases were a non-cancellable lease with a ten year term, with rent payable monthly in advance. Rental provisions within the lease agreements required the minimum lease payments would be increased by 4% per annum to the end of 5 years and then increases of either 2% or 4% per annum thereafter, depending upon the option exercised by the tenant. Lease terms were renegotiated with the tenant during the financial year and, effective 29 June 2007, the property leases are non-cancellable with a fifteen year term and rent is reviewed annually in accordance with CPI movements. Further, two five year options exist to renew the leases for further terms.

Receivable:		
not later than 1 year	32,479	25,169
later than 1 year but no later than 5 years	146,999	96,220
later than 5 years	447,059	138,089
	626,537	259,478

(c) Leasehold property commitments

Non-cancellable property leases contracted for not capitalised in the financial statements.

The property leases are a non-cancellable lease with a twenty year term, with rent payable quarterly or monthly in advance. Contingent rental provisions within the lease agreements require the minimum lease payments shall be increased by the minimum of CPI to a maximum of 5% per annum. A right or option exists to renew the leases for a further term. The lease allows for subletting of all lease areas.

Payable:		
not later than 1 year	852	721
later than 1 year but no later than 5 years	3,786	3,228
later than 5 years	19,135	17,638
	23,773	21,587

10. Contingent liabilities

No contingent liabilities to the Trust exist of which the Responsible Entity is aware.

11. Subsequent events

There have been no significant events since 31 December 2007 that have or may significantly affect the results and operations of the Trust.

**AUSTRALIAN EDUCATION TRUST
DIRECTORS DECLARATION
FOR THE HALF-YEAR ENDED 31 DECEMBER 2007**

In the opinion of the directors of Austock Property Management Limited, the responsible entity of Australian Education Trust ("the Trust"):

1. the financial statements and notes, set out on pages 4 to 13 are in accordance with the Corporations Act 2001, including:
 - (i) giving a true and fair view of the financial position of the Trust as at 31 December 2007 and of its performance, as represented by the results of its operations and its cash flows, for the half-year ended on that date; and
 - (ii) complying with Accounting Standards in Australia and the Corporations Regulations 2001.
2. there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.
3. the Trust has operated during the half-year ended 31 December 2007 in accordance with the provisions of the Trust Constitution dated 8 July 2002 (as amended).

Signed in accordance with a resolution of the directors of Austock Property Management Limited.

Dated at Melbourne this 31st day of January 2008



Michael Edward McFarlane
Chairman
Austock Property Management Limited



Vincent Gerard Harink
Chief Executive Officer
Austock Property Management Limited

INDEPENDENT AUDITOR'S REVIEW REPORT TO THE MEMBERS OF THE AUSTRALIAN EDUCATION TRUST

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Australian Education Trust and its Controlled Entity (the consolidated entity) which comprises the balance sheet as at 31 December 2007, and the income statement, statement of changes in equity and cash flow statement for the half-year ended on that date, a statement of accounting policies, other selected explanatory notes and the directors' declaration.

Directors' Responsibility for the Half-Year Financial Report

The directors of Austock Property Management Limited ("the Responsible Entity") are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2007 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of The Australian Education Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

Partners
Stephen L. Adrian
Steven A. Allan
Marco S. Carlei
Jean-Claude Cesario
Ian K. Kearney
Daren J. J. McDonald
Kevin W. Neville

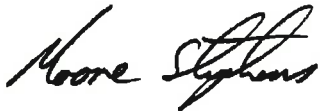
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*An independent member of Moore Stephens International Limited - members in principal cities throughout the world.
A separate partnership in Victoria*

Stephen J. O'Flynn
Tim R. Olynyk
S. David Pitt
Ivan Shapiro
Grant M. Sincok
Tim J. Stillwell
Jonathan C. Thomas
Daren Yeoh

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Australian Education Trust and its Controlled Entity is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the consolidated trust's financial position as at 31 December 2007 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 Interim Financial Reporting and Corporations Regulations 2001.



MOORE STEPHENS
Chartered Accountants



Kevin Neville
Partner
Melbourne, 31 January 2008

**AUSTRALIAN EDUCATION TRUST
DIRECTORY**

Responsible Entity and principal place of business of the Trust	Austock Property Management Limited Level 1 350 Collins Street Melbourne VIC 3000
Directors of the Responsible Entity	Michael Edward McFarlane (Chairman) Michael Francis Johnstone Victor David Cottren Vincent Gerard Harink
Solicitors	Macrossans Lawyers Level 23 AMP Place 10 Eagle Street Brisbane Qld 4000
Auditor	Moore Stephens Level 14 607 Bourke Street Melbourne Vic 3000
Taxation Advisors	Moore Stephens Level 14 607 Bourke Street Melbourne Vic 3000
Bank	National Australia Bank Level 24, 500 Bourke Street Melbourne VIC 3000
Custodian	Trust Company Limited 213-217 St Pauls Terrace Spring Hill Qld 4006
Secretary of the Responsible Entity	Amanda Jane Gawne Level 1 350 Collins Street Melbourne VIC 3000
Investor Relations	Lula Lioffi Austock Property Management Limited Level 1 350 Collins Street Melbourne VIC 3000 Ph: (03) 8601 2000