

Australian Education Trust

Results for the half year ended 31 December 2004

The Directors of the responsible entity are pleased to be able to provide the results of the Australian Education Trust ("Trust") for the half year ended 31 December 2004.

The activities of the Trust were substantially changed on 22 December 2004 following Unitholder approval to sell its childcare operating business to ABC Learning Centres Limited ("ABC") for a price of \$42 million. The effect of the restructure has been to remove a significant amount of the risk from the Trust's earnings and convert it into a simple property trust earning a fixed rental income stream.

As part of the restructure, the Unitholders also approved a change in the responsible entity. BellRock Management Limited ("BellRock"), a subsidiary of BellRock Investments Limited, now represents the interests of investors as the new responsible entity.

In the ASX release of 9 November 2004 the previous responsible entity advised that the operational results of the centres were lower than expected and that one-off costs would impact the results. In addition, the Trust did not make any property acquisitions during the period to allow it to grow its earnings. These factors have resulted in the trust making an after tax loss of \$1.36 million.

Looking to the future the Directors do not believe that this result is a basis on which to judge likely earnings. The restructure into a property trust provides a certainty of income that the trust has not previously enjoyed. The remaining assets, predominantly comprising freehold properties, are sound and the Trust now has a single quality tenant in the form of ABC on attractive long-term leases. ABC's recent results announcement further emphasises the success of this organisation and the value to the Trust of the arrangements into which it has entered.

In addition, as part of the restructure, the Trust negotiated significant rental support from ABC over and above its normal rental income. This support will substantially underpin income in the medium term as sustainable income grows organically and the Trust makes property acquisitions to grow its profits to a level that match anticipated distribution levels.

Since taking over as responsible entity, BellRock has actively pursued property acquisitions and is currently in various stages of negotiations on eight properties. In addition, the Trust holds options over a further six. Low cost funding for acquisitions is already available in the form of an amount of \$27 million to be paid by ABC as part of the proceeds from the sale of the operating business and the Trust's long term debt facilities. This will allow these acquisitions to be highly incremental to earnings. The Trust has established a target of approximately 60 property acquisitions over the next year.

Post the restructure, the name of the Trust was changed from the Peppercorn Investment Fund to the Australian Education Trust signifying an intention to invest in assets in all spheres of the education sector. While BellRock, with the assistance of ABC, is primarily pursuing childcare assets for purchase, the future possibility of investing in a range of assets within the wider educational sector represents an exciting opportunity for the Trust.

A distribution of 5.5 cents per unit has been declared in line with previous market advices. The distribution is not franked and represents a distribution of capital for tax purposes. BellRock's pre-tax forecast for the six months ended 30 June 2005 remains as previously foreshadowed at 6.5 cents per unit.

The past six months has been a period of significant change for the Trust. However, the Directors firmly believe that the restructure will provide solid ground upon which to grow and allow the Trust to prosper in a relatively new property investment sector which is growing in maturity.

Gordon Young
Director
BellRock Management Limited
AFSL No. 281544

For further information, please contact Mr. Gordon Young on 0417 305 554 or (03) 8601 2075.

(The documents attached to this release comprise the information required by ASX Listing Rule 4.2A and should be read in conjunction with the most recent annual financial report)

Appendix 4D

Half Year Report For the Period Ended 31 December 2004

Name of entity

Australian Education Trust

ABN

58 102 955 939

1. Details of the reporting period

This report details the results of Australian Education Trust (the "Trust") for the half year ended 31 December 2004 (previous corresponding period: half year ended 31 December 2003). The Trust was established on 8 July 2002 and commenced operations on 1 November 2002 with the acquisition of its first childcare centre. On 22 December 2004 a significant change to the Trust's activities occurred when it sold a substantial part of its business to ABC Learning Centres Limited. The Trust's assets now solely comprise the ownership of freehold and leasehold childcare centres from which it derives a fixed rental stream.

2. Results for announcement to the market

			\$A'000			\$A'000
2.1	Revenue from ordinary activities	Up	242	4.85 %	to	5,236
2.2	Profit (loss) from ordinary activities after tax attributable to members	Down	3,480	-164.2%	to	(1,361)
2.3	Net profit (loss) for the period attributable to members	Down	3,480	-164.2%	to	(1,361)
2.4	Interim Distribution – 5.5 cents per unit comprising a distribution of capital of 5.5 cents per unit.					
2.5	Record date – 31 December 2004.					
2.6	<p>Brief explanation of the figures reported above:</p> <p>The result for the half year to 31 December 2004 was a net loss after income tax of \$1.361 million. For the corresponding period in 2003 the Trust produced a net profit after tax of \$2.119 million. The result was significantly impacted by a combination of poor operating performance, large one off costs, non-recurring expenses and restructuring costs arising out of the sale of the operating businesses on 22 December 2004.</p> <p>The restructure of the Trust has substantially changed the risk profile of the Trust's income stream and it is not expected that the one off costs experienced during this period will re-occur.</p>					
2.7	Earnings Per Unit (EPU)		2004			2003
	- Basic (cents per unit)		(1.69)			3.41
	- Diluted (cents per unit)		(1.69)			3.41

3. Net tangible assets per unit

	Dec 2004	Jun 2004
Net tangible asset backing per ordinary unit	\$0.9371	\$1.0083

4. Details of entities over which control has been gained or lost during the period

Not applicable.

5. Details of distributions

Date payable	Amount per unit	Franked component	Capital component
28 February 2005	5.50 cents	0.0 cents	5.50 cents

6. Distribution Reinvestment Plan

Not applicable.

7. Details of associates and joint venture entities

Not applicable.

8. Foreign entities

Not applicable.

9. Disputes with auditors or qualifications

Nil



Sign here:
(Director)

Date: 28 February 2005

Print name: Gordon Young



AUSTRALIAN EDUCATION TRUST

ARSN 102 955 939

Half-year financial report
31 December 2004



**AUSTRALIAN EDUCATION TRUST
DIRECTORS' REPORT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004**

The directors of BellRock Management Limited (the "Responsible Entity"), the Responsible Entity of Australian Education Trust (the "Trust") present their report together with the financial report of the Trust for the half-year ended 31 December 2004.

Responsible Entity

Pursuant to the resolutions passed at a meeting of unitholders held on 17 December 2004 the responsible entity of the Trust changed from DDH Graham Limited to DLTX Limited. On 24 December 2004 DLTX Limited subsequently changed its name to BellRock Management Limited.

Restructure

On 17 December 2004 at a meeting of unitholders, unitholders voted in favour of:

- a significant change to the nature of the Trust's activities encompassing the sale of the Trust's childcare operating businesses to ABC Learning Centres Limited ("ABC") for a sum of \$42 million. This amount was payable as to \$15m in cash with the balance to remain as a receivable from ABC to be applied against property acquisitions contracted prior to 31 December 2005, or otherwise paid in cash in the event that any portion of this receivable is not utilised; and
- the retirement of the previous responsible entity, the appointment of the Responsible Entity and the subsequent transfer of the shares in the new Responsible Entity.

Completion of the above transactions was achieved on 22 December 2004 and the Trust's assets now solely comprise the ownership of freehold (112) and leasehold (3) childcare centres within Australia.

Directors of the Responsible Entity

The Directors of the Responsible Entity during or since 30 June 2004 comprise:

Name	Period of directorship
• Mr Victor David Cottren	• Appointed 22 December 2004
• Mr Ugo Celentano Di Girolamo	• Appointed 10 October 2004 • Resigned 22 December 2004
• Mr David Douglas Heydon Graham	• Appointed 10 October 2004 • Resigned 22 December 2004
• Mr Michael Francis Johnstone	• Appointed 22 December 2004
• Mr Peter Barber Lockhart	• Appointed 10 October 2004 • Resigned 22 December 2004
• Mr Gordon Young	• Appointed 22 December 2004

Review and Results of Operations

The result for the half year to 31 December 2004 was a net loss after income tax of \$1.361 million. For the corresponding period in 2003 the Trust produced a net profit after tax of \$2.119 million. As previously foreshadowed, the result was significantly impacted by a combination of poor operating performance, large one off costs, non-recurring expenses and restructuring costs arising out of the sale of the operating businesses.

The restructure of the Trust has substantially changed the risk profile of the Trust's income stream and it is not expected that the one off costs experienced during this period will re-occur.

Centre Acquisitions

The Trust has not purchased or sold any further property since 30 June 2004 and retains an interest in 115 childcare centres located across Australia.

The Trust previously entered into an exclusive alliance with National Child Care Centres Pty Ltd to develop centres primarily on properties owned by churches of various denominations. In addition to the three centres acquired prior to 30 June 2004 under this alliance, options have been taken over a further two properties. It is expected that these acquisitions will crystallise during the course of calendar year 2005 as they reach their occupancy targets.

In addition, options have been taken over four childcare centres located in government schools in New South Wales. These centres have recently opened and sale to the Trust is expected to be finalised during the course of calendar year 2005.

Since the restructure of the Trust, the Responsible Entity has been actively pursuing property acquisitions through the Trust's alliance with ABC who have undertaken and are incentivised to source properties for the Trust. Negotiations are currently in progress on eight properties which are in various stages of documentation. It is expected that contracts on a number of these properties will be executed shortly.

The Responsible Entity remains confident that the property acquisition target of approximately 60 properties per year is achievable.

Distributions

A distribution of 5.5 cents per unit has been declared in respect of the six months ended 31 December 2004 and will be paid on 28 February 2005 to unitholders registered as at 31 December 2004. This payment is in accordance with the terms of the Business Asset Purchase Agreement approved by unitholders at the unitholder meeting held on 17 December 2004.

The distribution will be unfranked and will be paid out of capital as indicated by the previous responsible entity in an earlier market announcement.

Prior announcements have also provided distribution guidance of a pre tax distribution payment equivalent to 6.5 cents per unit for the six months ended 30 June 2005. The Directors do not believe that there is a basis for a revision of this forecast and continue to work towards achieving this outcome.

Funding

Other than the issue of 741,659 units under the distribution reinvestment plan in August 2004 no capital has been raised in the six months to 31 December 2004.

Long-term debt funding remains in place with the Trust's bankers, National Australia Bank. Following the restructure the terms of these facilities are being renegotiated and are in the process of being finalised. The \$15 million received from ABC as part settlement for the sale of the operating businesses has been placed on deposit with National Australia Bank pending drawdown against future property acquisitions.

As at 31 December 2004 total assets of the Trust stood at \$137.5 million, unitholders equity at \$69.6 million and \$60.1 million (gross of the \$15m sale proceeds) of borrowings had been utilised. At 31 December 2004 the borrowings to total asset ratio was 43.7 %.

The interest rate on the long term debt facility remains fixed at a pre margin weighted average interest rate of 5.48% for the entire amount of the borrowings.

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.

Other Matters

Tax Ruling Request – the Responsible Entity has applied for a private binding tax ruling from the Australian Tax Office ("ATO") declaring that the Trust will not be taxed in accordance with Divisions 6B and 6C of the Income Tax Assessment Act 1936 from 1 July 2005. A letter requesting further information has been received from the ATO. The Responsible Entity in conjunction with its advisors is currently preparing a response to the ATO with the aim of seeking finalisation of this matter prior to 30 June 2005.

Potential change of tenant – subsequent to the period end ABC have advised the Responsible Entity that the Australian Competition and Consumer Commission ("ACCC") has ordered that they seek to dispose of their business interests, and potentially transfer their lease, in six properties owned by the Trust. The Responsible Entity will work with ABC to ensure that its position is not compromised by the requirements of the ACCC.

Rounding

The Trust is of a kind referred to in ASIC Class Order 98/100 dated 10 July 1998 and in accordance with that Class Order, amounts in the financial report and the Directors' Report have been rounded off to the nearest thousand dollars, unless otherwise stated.

Change of Lead Auditor

Moore Stephens HF has replaced William Buck as the Trust's auditor following the change in responsible entity and transfer of the Trust's business from Brisbane to Melbourne.

Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

The lead auditor's independence declaration is set out on page 5 and forms part of the directors' report for the half-year ended 31 December 2004.

Signed in accordance with a resolution of the Board of Directors of the Responsible Entity:

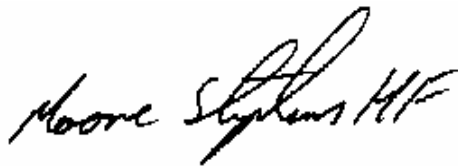
A handwritten signature in black ink, appearing to read 'M. Johnstone', with a long horizontal line extending to the right.

Michael Francis Johnstone
Chairman, BellRock Management Limited
Melbourne, 28th February 2005

**AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE
CORPORATIONS ACT 2001 TO THE DIRECTORS OF THE RESPONSIBLE ENTITY**

I declare that, to the best of my knowledge and belief, during the half-year ended 31 December 2004 there have 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 HF
Chartered Accountants



KEVIN W NEVILLE
Partner
Melbourne, 28th February 2005

AUSTRALIAN EDUCATION TRUST
STATEMENT OF FINANCIAL PERFORMANCE
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004

	31 December 2004 \$'000	31 December 2003 \$'000
Revenue from ordinary activities		
Lease income	4,439	4,840
Interest income	190	154
Other	607	-
Total revenue	5,236	4,994
Expenses from ordinary activities		
Borrowing costs	2,199	1,229
Responsible Entity's remuneration	355	285
Depreciation	505	345
Rates and taxes	163	88
Repairs and maintenance	282	-
Employee entitlement expense arising from sale of businesses	1,080	-
Centre acquisition costs written off	1,135	-
Restructure costs (legal, adviser, refinancing and other)	913	-
Other expenses from ordinary activities	252	272
Total expenses	6,884	2,219
Net Profit/(Loss) from ordinary activities before related income tax expense	(1,648)	2,775
Income tax benefit/(expense) relating to ordinary activities	287	(656)
Total changes in equity as a result of transactions other than those with owners as owners	(1,361)	2,119
Earnings per unit		
Basic earnings/(loss) per unit (cents per unit)	(1.69)	3.41
Diluted earnings/(loss) per unit (cents per unit)	(1.69)	3.41

The Statement of Financial Performance is to be read in conjunction with the notes to the financial statements set out on pages 9 to 11.

**AUSTRALIAN EDUCATION TRUST
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2004**

	Note	31 December 2004	30 June 2004
		\$'000	\$'000
Current assets			
Cash assets		20,308	7,156
Receivables		27,272	3,645
Other		973	1,034
Deferred tax assets		836	549
Total current assets		49,389	12,384
Non current assets			
Investment properties		88,080	121,818
Furniture, fixtures and fittings		-	7,591
Other		-	1,396
Total non current assets		88,080	130,805
Total assets		137,469	143,189
Current liabilities			
Payables		6,431	7,527
Tax liabilities		1,348	1,435
Total current liabilities		7,779	8,962
Non current liabilities			
Interest bearing liabilities		60,100	60,100
Total non current liabilities		60,100	60,100
Total liabilities		67,879	69,062
Net assets		69,590	74,127
Equity			
Contributed equity	7	70,951	74,127
Accumulated losses		(1,361)	-
Total equity		69,590	74,127

The Statement of Financial Position is to be read in conjunction with the notes to the financial statements set out on pages 9 to 11.

**AUSTRALIAN EDUCATION TRUST
STATEMENT OF CASH FLOWS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004**

	31 December 2004	31 December 2003
	\$'000	\$'000
Cash flows from operating activities		
Lease income received	9,308	5,065
Cash payments in the course of operations	(4,634)	(1,038)
Interest received	190	154
Income taxes paid	(87)	-
Net cash provided by operating activities	4,777	4,181
Cash flows from investing activities		
Proceeds from sale of furniture, fixtures and fittings	8,827	-
Proceeds from sale of investment properties	6,173	-
Payments for furniture, fixtures and fittings	(751)	-
Payments for investment properties	(425)	(36,865)
Net cash provided by (used in) investing activities	13,824	(36,865)
Cash flows from financing activities		
Borrowing costs paid	(2,166)	(2,020)
Proceeds from borrowings	-	15,765
Distributions paid	(4,191)	-
Proceeds from issue of units	915	15,938
Issue costs paid	(7)	(653)
Net cash used in financing activities	(5,449)	29,030
Net increase (decrease) in cash held	13,152	(3,654)
Cash at 1 July 2004	7,156	7,327
Cash at 31 December 2004	20,308	3,673

The Statement of Cash Flows is to be read in conjunction with the notes to the financial statements set out on pages 9 to 11.

1. Statement of significant accounting policies

The half-year financial report is a general purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001, Accounting Standard AASB 1029: Interim Financial Reporting, the recognition and measurement requirements of applicable AASB standards, other authoritative pronouncements of the Australian Accounting Standards Board, Urgent Issues Group Consensus Views and the Trust Constitution.

It is recommended that this financial report be read in conjunction with the annual financial report for the year ended 30 June 2004 and with any public announcements issued during the half-year in accordance with the continuous disclosure obligations arising under the Corporations Act 2001.

The accounting policies adopted have been consistently applied by the Trust and are consistent with those applied in the 30 June 2004 annual report.

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

2. Adoption of Australian Equivalents to International Financial Reporting Standards

Australia is currently preparing for the introduction of International Financial Reporting Standards (IFRS) for financial years commencing 1 January 2005. This requires the production of accounting data for future comparative purposes at the beginning of the next financial year.

BellRock Management Limited has recently taken over as responsible entity of the Trust following a significant change to the Trust's activities. The Responsible Entity has not yet completed a detailed assessment of the impact of IFRS at this time but will do so as these new standards are finalised.

However, based on preliminary analysis, the directors of the Responsible Entity are of the opinion that the key differences in the Trust's accounting policies which are likely to arise from the adoption of IFRS are:

Revaluation of investment property

Under existing Australian accounting standards, revaluations of non-current assets are applied to assets on a class-by-class basis. This results in net decrements being recognised in an entity's profit and loss statement, with net increments been taken directly to a revaluation reserve. Under pending AASB 140: Investment Property, adjustments to fair value are to be recognised directly against profit. Asset revaluation increments will no longer be able to be taken directly to an Asset Revaluation Reserve. The effect of this will be an increased volatility in future reported earnings.

Income tax

Under the Australian equivalent to IAS 12 Income Taxes, deferred tax balances are to be determined using the balance sheet method which calculates temporary differences based on the carrying amounts of an entity's assets and liabilities in the statement of financial position and their associated tax bases. In addition, current and deferred taxes attributable to amounts recognised directly in equity are also recognised directly in equity.

AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004

This will result in a change to the current accounting policy, under which deferred tax balances are determined using the income statement method, where items are only tax-effected if they are included in the determination of pre-tax accounting profit or loss and/or taxable income or loss and current and deferred taxes cannot be recognised directly in equity.

3. Distributions

	31 December 2004		31 December 2003	
	\$'000	¢/unit	\$'000	¢/unit
Distribution payable – December half-year	4,084	5.50	2,915	4.00

4. Segment reporting

Prior to 22 December 2004 the Trust's revenues were predominantly derived from the operation and ownership of childcare centres. The operating businesses associated with those childcare centres were sold on 22 December 2004. As a consequence of this sale, subsequent revenue of the Trust predominantly comprises rental income from the leasing of its owned childcare centres.

All operations and assets are based in Australia. Accordingly, the Trust's domicile is in Australia.

5. Contingent liabilities

Investment acquisitions

Since the last annual reporting date the Trust has entered into a number of contracts for the potential purchase and/or development of childcare centres. Given that these contracts were executed prior to the restructure they are for the purchase of both leasehold interests as well as the operating businesses. These contracts remain conditional upon the achievement of a number of events, the outcome of which remain uncertain at the date of this report. In the event that they are exercisable, the price paid will depend on the level of profitably measured under differing criteria and in total range in price between \$8,797,488 and \$13,278,190.

Bank guarantee

The Trust has also provided bank guarantees to the financiers of the developers of these properties totalling \$4,000,000 in support of these purchase opportunities.

**AUSTRALIAN EDUCATION TRUST
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004**

6. Capital commitments

	31 Dec 2004 \$'000	30 Jun 2004 \$'000
Capital expenditure commitments contracted for:		
Construction Contract		
Not later than one year	627	-

During the period, the trust signed a construction contract for the redevelopment of one of its existing assets.

7. Contributed equity

	31 Dec 2004 \$'000	30 Jun 2004 \$'000
74,259,870 (30 June 2004: 73,518,211) units	70,951	74,127

Movement in contributed equity

Balance at beginning of year	74,127	56,724
Units issued during the reporting period	915	19,866
Less distribution of capital	(4,084)	(1,796)
Less unit issue costs	(7)	(667)
	<u>70,951</u>	<u>74,127</u>

**AUSTRALIAN EDUCATION TRUST
DIRECTORS' DECLARATION
FOR THE HALF-YEAR ENDED 31 DECEMBER 2004**

The Directors of the Responsibility Entity declare that:

1. the financial statements and notes, as set out on pages 6 to 11.
 - (a) comply with Accounting Standard AASB 1029 : Interim Financial Reporting and the Corporations Regulations; and
 - (b) give a true and fair view of the Trust's financial position for the half year ended on that date.
2. in the Directors' opinion there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors of the Responsible Entity.



Michael Francis Johnstone
Chairman
BellRock Management Limited

Melbourne, 28th February 2005

**INDEPENDENT REVIEW REPORT
TO THE MEMBERS OF
AUSTRALIAN EDUCATION TRUST**

Scope

We have reviewed the financial report of Australian Education Trust for the half-year ended 31 December 2004 as set out on pages 6 to 12. The directors' of the responsible entity are responsible for the financial report. We have performed an independent review of the financial report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the financial report is not presented fairly in accordance with Accounting Standard AASB 1029: "Interim Financial Reporting" and other mandatory professional reporting requirements in Australia and statutory requirements so as to present a view which is consistent with our understanding of the trust's financial position, and performance as represented by the results of its operations and its cash flows, and in order for the trust to lodge the financial report with the Australian Securities and Investments Commission.

Our review has been conducted in accordance with Australian Auditing and Assurance Standards applicable to review engagements. A review is limited primarily to inquiries of the trust's personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than given in an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

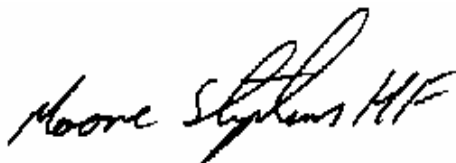
Independence

In conducting our review, we followed applicable independence requirements of Australian professional ethical pronouncements and the Corporations Act, 2001.

Statement

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 is not in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the trust's financial position as at 31 December 2004 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 1029: "Interim Financial Reporting" and the Corporations Regulations 2001; and
- (b) other mandatory professional reporting requirements in Australia.



MOORE STEPHENS HF



Chartered Accountants
KEVIN W NEVILLE
Partner

Melbourne, 28th February 2005

Responsible Entity and principal place of business of the Trust	BellRock Management Limited Level 1 350 Collins Street Melbourne VIC 3000
Directors of the Responsible Entity	Michael Francis Johnstone (Chairman) Gordon Young Victor David Cottren
Solicitors	Macrossans Lawyers Level 23 AMP Place 10 Eagle Street Brisbane Qld 4000
Auditors	Moore Stephens HF Level 14 607 Bourke Street Melbourne Vic 3000
Taxation Advisors	PricewaterhouseCoopers Level 17 Waterfront Place 1 Eagle Street Brisbane Qld 4000
Bank	National Australia Bank Level 24, 500 Bourke Street Melbourne VIC 3000
Custodian	Trust Company of Australia 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