

ASX Announcement

24 August 2010

Australian Education Trust - 30 June 2010 Financial Guidance

Australian Education Trust (AET) (ASX:AEU) wishes to advise that in finalising its financial accounts AET expects a reported net profit after tax of \$3.6 million for the year ended 30 June 2010 compared with a loss of \$29.0 million in the previous year.

The significant difference primarily relates to the value of investment property between 2009 and 2010. For the year ending 30 June 2009, AET recorded a net property revaluation decrement of \$28.2 million compared to a \$0.8 million decrement for the year ending 30 June 2010.

This result, subject to audit, is not expected to make any material change to the Net Tangible Asset Value per unit.

AET intends to release full details of the results for the financial year to 30 June 2010 on or before 31 August 2010.

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