

Appendix 4E

Preliminary Final Report For the Year Ending 30 June 2012

Results for announcement to the market

Name of entity

Australian Education Trust

ABN

58 102 955 939

1. Details of the reporting period

This report details the consolidated results of Australian Education Trust (the "Trust") for the year ended 30 June 2012.

2. Results for announcement to the market

					\$A'000																								
2.1	Revenue from ordinary activities	Up	23%	to	48,418																								
2.2	Profit (loss) from ordinary activities after tax attributable to unitholders	Up	892%	to	23,213																								
2.3	Net profit (loss) for the year attributable to unitholders	Up	892%	to	23,213																								
2.4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Quarter</th> <th style="text-align: left;">Paid</th> <th style="text-align: left;">Cents per unit</th> <th style="text-align: left;">\$'000</th> </tr> </thead> <tbody> <tr> <td>Quarter ending 30 September 2011</td> <td>20 October 2011</td> <td style="text-align: right;">2.25</td> <td style="text-align: right;">3,948</td> </tr> <tr> <td>Quarter ending 31 December 2011</td> <td>20 January 2012</td> <td style="text-align: right;">2.45</td> <td style="text-align: right;">4,300</td> </tr> <tr> <td>Quarter ending 31 March 2012</td> <td>20 April 2012</td> <td style="text-align: right;">2.65</td> <td style="text-align: right;">4,650</td> </tr> <tr> <td>Quarter ending 30 June 2012</td> <td>20 July 2012</td> <td style="text-align: right;">2.65</td> <td style="text-align: right;">4,650</td> </tr> <tr> <td>Total</td> <td></td> <td style="text-align: right;">10.00</td> <td style="text-align: right;">17,548</td> </tr> </tbody> </table>					Quarter	Paid	Cents per unit	\$'000	Quarter ending 30 September 2011	20 October 2011	2.25	3,948	Quarter ending 31 December 2011	20 January 2012	2.45	4,300	Quarter ending 31 March 2012	20 April 2012	2.65	4,650	Quarter ending 30 June 2012	20 July 2012	2.65	4,650	Total		10.00	17,548
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2.5	Record date for 30 June 2012 distribution – 29 June 2012																												
2.6	Brief explanation of the figures reported above: Refer to Directors Report in Annual Financial Report dated 15 August 2012																												

3. Income statement and notes

Refer to Annual Financial Report dated 15 August 2012

4. Balance sheet and notes

Refer to Annual Financial Report dated 15 August 2012

5. Cash flow statement and notes

Refer to Annual Financial Report dated 15 August 2012

6. Details of distributions

Quarter	Paid	Cents per unit
Quarter ending 30 September 2011	20 October 2011	2.25
Quarter ending 31 December 2011	20 January 2012	2.45
Quarter ending 31 March 2012	20 April 2012	2.65
Quarter ending 30 June 2012	20 July 2012	2.65
Total		10.00

7. Distribution Reinvestment Plan

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

8. Statement of retained earnings

Refer to Annual Financial Report dated 15 August 2012

9. Net tangible assets per unit

	Consolidated Group	
	2012	2011
Net tangible asset backing per ordinary unit	\$1.211	\$1.179

10. Details of entities over which control has been gained or lost during the year

Nil to report.

11. Details of associates and joint venture entities

Not applicable.

12. Other significant information

Nil to report.

13. Foreign entities

Not applicable.

14. Commentary on the results for the year

14.1 Earnings per security

Refer to Annual Financial Report and ASX Announcement dated 15 August 2012.

14.2 Returns to unitholders including distributions and buybacks

There were no buybacks during the financial year (2011: nil).

14.3 Significant features of operating performance

Refer to Annual Financial Report and ASX Announcement dated 15 August 2012.

14.4 Results of segments

Refer to Annual Financial Report and ASX Announcement dated 15 August 2012.

14.5 Discussion of trends in performance

Refer to Annual Financial Report and ASX Announcement dated 15 August 2012.

14.6 Factors which have affected the results in the year or which are likely to affect results in the future, including those where the effect could not be quantified

Refer to Annual Financial Report and ASX Announcement dated 15 August 2012.

15. Audit of financial statements

The report is based on audited financial statements.

16. Disputes with auditors or qualifications

Nil

Signed:

A handwritten signature in black ink, appearing to read 'V. Cottren', written over a horizontal line.

Victor David Cottren
Chairman
Dated: 15 August 2012