



Distribution for the Quarter Ending 31 December 2013

In accordance with the 2014 full year distribution guidance of approximately 12.0 cents per unit (cpu), Folkestone Investment Management Limited as the responsible entity of the Australian Education Trust (AET) gives notice that the distribution for the quarter ending 31 December 2013 is **3.0 cpu**.

As detailed in the Retail Entitlement Offer Booklet dated 18 November 2013, new Units issued under the capital raising will rank equally with existing AET units and will be entitled to the full distribution for the quarter ending 31 December 2013.

The following dates apply to the distribution for the quarter ending 31 December 2013:

Ex-distribution Date	23 December 2013
Record Date	31 December 2013
Payment Date	20 January 2014

AET makes all distribution payments via Electronic Funds Transfer. Unitholders are encouraged to provide their banking instructions to AET's registry, Boardroom Pty Limited (telephone: 1300 131 856 or website: www.boardroomlimited.com.au).

For taxation purposes an estimate of the breakdown of the distribution components will be posted on AET's website on 15 January 2014 at:
http://www.educationtrust.com.au/investor_relations/distribution_components.aspx.

The December 2013 quarter distribution statements will be mailed to all Unitholders by 22 January 2014 and will also be available on Boardroom's website at: <http://www.boardroomlimited.com.au/> - InvestorServe.

Nick Anagnostou
Chief Executive Officer
Australian Education Trust

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Further information

The Australian Education Trust internet site, www.educationtrust.com.au is a source of information for Unitholders. It includes details of AET and its Manager, announcements, current activities and historical information. The site provides access to annual and half-year reports and also AET updates covering matters of relevance to investors.

About Folkestone

Folkestone (ASX:FLK) is an ASX listed real estate funds manager, investor and developer. Folkestone's on balance sheet activities focus on value-add and opportunistic real estate investments and its funds management platform, with more than \$700 million under management, offers listed and unlisted funds to private clients, high net worth individuals and institutional investors. For further information on Folkestone visit, www.folkestone.com.au.