

ASX Code: AEF

11 May 2011

Acquisition of Lawley House Earnings Guidance

Australian Ethical Investment Limited advises that it has exchanged contracts for the purchase of Lawley House at 9 Brisbane Avenue, Barton, ACT as Responsible Entity of the Australian Ethical Property Trust ('the trust'). The purchase price of the property is \$31.75m. The property fits well with the stated aim of the trust to manage a property portfolio with investments in social infrastructure.

On settlement, an acquisition fee of 2.05% of the purchase price is payable to Australian Ethical Investment Limited as Responsible Entity of the trust. This is in accordance with the Constitution of the trust and the Product Disclosure Statement.

Settlement is due prior to the end of this financial year and as a result the company expects that the acquisition fee of \$0.65m will have a material impact on the company's 2011 results. The company currently estimates that 2011 net profit after tax will be approximately 50% higher than the 2010 result of \$1m.