



CPT-1

CHILDCARE PROPERTY TRUST NO 1
ARSN 095 469 177

**Annual Financial Report
30 June 2006**



**DDH
GRAHAM
LIMITED**

FUNDS MANAGEMENT

**CHILDCARE PROPERTY TRUST NO 1
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2006**

The directors of DDH Graham Limited, ("the Responsible Entity"), the Responsible Entity of Childcare Property Trust No.1 ("the Trust"), present their report together with the financial report of the Trust for the year ended 30 June 2006 and the auditor's report thereon.

The Trust became a registered scheme under the Corporations Act 2001 on 4 January 2001 and DDH Graham Limited became the Responsible Entity on that date.

THE RESPONSIBLE ENTITY

The registered office and principal place of business of the Responsible Entity and the Trust is Level 18, 344 Queen Street, Brisbane.

The directors of DDH Graham Limited continuously during and since the end of the financial year are:

Name and qualifications	Age	Experience and special responsibilities
David D H Graham Chairman and Managing Director Bachelor of Commerce Bachelor of Economics (Hons) Master of Business Administration Fellow of CPA Australia	64	Managing Director since 1986. Extensive experience in financial advisory and trust management services. Non-executive director of Bank of Queensland Limited.
Peter B Lockhart Bachelor of Economics Master of Business Administration	52	Director since 1988. Extensive experience in financial advisory and trust management services. Member of Compliance Committee. Member of Audit Committee.
Ugo C Di Girolamo Associate Diploma in Business Member of Finance & Treasury Association Limited	44	Director since 2000. Over 20 years experience in financial markets.

The Responsible Entity's Constitution does not require directors to retire and seek re-election.

**CHILDCARE PROPERTY TRUST NO 1
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2006**

PRINCIPAL ACTIVITIES

The Trust is an unlisted unit trust which was established to acquire and hold 9 freehold childcare centres for an initial investment period of 5 years expiring in May 2006.

The childcare centre locations and number of licensed places are as follows:

<u>Location</u>	<u>Licensed Places</u>
414 Charles Street, Kirwan, Townsville, Qld) <i>adjoining centres</i>	60
412 Charles Street, Kirwan, Townsville, Qld)	18
10 Solander Road, Kings Langley, Sydney, NSW	59
57 Endiandra Street, Algester, Brisbane, Qld	64
57 Nottingham Road, Calamvale, Brisbane, Qld	74
375 Nottingham Road, Parkinson, Brisbane, Qld	75
18 Woongool Road, Tinana, Maryborough, Qld	66
Cnr Ellena & Tooley Streets, Maryborough, Qld	75
41 The Grove Way, Salisbury Heights, Adelaide, SA	55
263 Handford Road, Taigum, Brisbane, Qld) <i>adjoining centres</i>	73
263 Handford Road, Taigum, Brisbane, Qld)	73
	692

Each centre is leased to and managed by Peppercorn Holdings No 1 Pty Ltd, which on 23 December 2004 became a wholly owned subsidiary of A.B.C. Learning Centres Limited ("ABC").

During the year the company negotiated the sale of each of the above childcare centres to a subsidiary of Ramsay Bourne Holdings Pty Ltd (RBH), a leading manager and owner of childcare centres for a total consideration of \$16 million. This value equates to the independent valuation carried out in February 2006.

Each childcare business will settle progressively up to six months after the expiry of the current management lease with Peppercorn Holdings No 1 Pty Ltd. In the period between the sale of the businesses and final settlement of the sale contracts, the Trust will earn a fixed rental income from RBH.

REVIEW AND RESULTS OF OPERATIONS

The result for the year to 30 June 2006 was a net profit after income tax of \$2,367,701 (2005:\$ 664,090). The result includes an after tax unrealised gain of \$1,085,327 brought to account in respect of revaluing the investment properties at fair value. This is the first full year financial report prepared according to Australian equivalents to International Financial Reporting Standards ("AIFRS"). Under AIFRS changes in value of investment properties are recognised in income rather than in the asset revaluation reserve as was previously the case.

As stated in 'Principal Activities' of this report, an agreement to sell the childcare assets was entered into during the year. Settlements commenced in June 2006 and are expected to be completed in the following financial year. Included in the results for the year to 30 June 2006 is a net gain of \$1,149,822 in respect of the settlements that were effected prior to balance date.

**CHILDCARE PROPERTY TRUST NO 1
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2006**

DISTRIBUTIONS

The distribution for the year to 30 June 2006 is 16.00 (2005: 12.00) cents per unit. The distribution is made up of 15.23 cents per unit franked to an average level of 88% and .77 cents per unit as a tax deferred component.

Distributions paid or declared by the Trust since the end of the previous financial year were:

	\$
As proposed and provided for in last year's report, paid in August 2005:	
- a distribution of 6.00 cents per unit for the six months ended 30 June 2005	456,000
In respect of the current financial year	
- a distribution of 6.00 cents per unit for the six months ended 31 December 2005, paid in February 2006	456,000
- a distribution of 10.00 cents per unit for the six months ended 30 June 2006 to be paid in August 2006	760,000
Total distributions provided for or paid in respect of the year ended 30 June 2006	<u>1,216,000</u>

STATE OF AFFAIRS

Other than disclosed elsewhere in this report, in the opinion of the directors there were no significant changes in the state of affairs of the Trust that occurred during the financial year under review.

ENVIRONMENTAL REGULATION

The Trust's operations are not subject to any significant environmental regulations under either Commonwealth, State or Territory legislation.

EVENTS SUBSEQUENT TO BALANCE DATE

Other than disclosed elsewhere in this report, there has not arisen in the interval between the end of the financial year and the date of this report, any item, transaction or event of a material and unusual nature likely, in the opinion of the directors, to affect significantly the operations of the Trust, the results of those operations, or the state of affairs of the Trust, in future financial years.

INTERESTS OF THE RESPONSIBLE ENTITY

Interests of both DDH Graham Limited and its directors in the Trust are disclosed in Note 16 to the financial statements.

UNITS ON ISSUE

The number of interests in the Trust as at the end of the financial year consists of 7,600,000 ordinary units.

The Trust had total assets valued at \$14,098,667 as at 30 June 2006. The basis for valuation of the Trust's assets is disclosed in Note 1 to the financial statements.

The Trust neither acquired nor cancelled any units on issue during the year, including up to the date of this report.

No options have been granted over any unissued units in the Trust.

NET TANGIBLE ASSET BACKING

The net tangible asset backing of the Trust at 30 June 2006 was \$1.2759 per unit (2005: \$1.1243 per unit).

**CHILDCARE PROPERTY TRUST NO 1
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2006**

LIKELY DEVELOPMENTS

The Trust's initial five year term expired in May 2006. Accordingly, agreements to sell the childcare centres have been entered into enabling unitholders to exit from the Trust. The sale is expected to be completed in the following financial year at which time final distributions will be paid to unitholders.

INDEMNIFICATION AND INSURANCE OF OFFICERS AND AUDITORS

Indemnification

Under the Trust Constitution, the Responsible Entity, including its officers and employees, is indemnified out of the Trust's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Trust.

The Trust has not indemnified any auditor of the Trust.

Insurance Premiums

During the financial year the Responsible Entity has paid premiums in respect of its officers for liability and legal expenses insurance contracts for the year ended 30 June 2006. The Responsible Entity has paid or agreed to pay in respect of the Trust, premiums in respect of such insurance contracts for the year ending 30 June 2007. Such insurance contracts insure against certain liability (subject to specified exclusions) for persons who are or have been officers of the Responsible Entity.

Details of the nature of the liabilities covered or the amount of the premium paid have not been included as such disclosure is prohibited under the terms of the contracts.

AUDITOR'S INDEPENDENCE DECLARATION

The auditor's independence declaration is set out on page 5 and forms part of this directors' report for the year ended 30 June 2006.

Signed in accordance with a resolution of directors

Peter B Lockhart
Director
DDH Graham Limited
Brisbane, 25 October 2006

**CHILDCARE PROPERTY TRUST NO 1
INDEPENDENCE DECLARATION
FOR THE YEAR ENDED 30 JUNE 2006**

Lead auditor's independence declaration under Section 307C of the Corporations Act 2001

To: the directors of DDH Graham Limited, the Responsible Entity of Childcare Property Trust No 1

I declare that, to the best of my knowledge and belief, for the financial year ended 30 June 2006 there have been:

- no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- no contraventions of any applicable code of professional conduct in relation to the audit.

WILLIAM BUCK

D LANGDON

Partner

Brisbane

25 October 2006

**CHILDCARE PROPERTY TRUST NO 1
INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2006**

	Note	2006 \$	2005 \$
Revenue			
Lease income		1,125,125	1,458,419
Interest income		13,947	18,314
Unrealised gain – investment properties		1,550,467	-
Gain from sale of assets held for sale		1,149,822	-
Total revenue		3,839,361	1,476,733
Expenses from Ordinary Activities			
Finance costs		264,688	272,681
Responsible Entity's remuneration	1(c)	110,303	103,051
Depreciation		94,433	95,295
Other expenses	2	130,294	102,962
Total expenses		599,718	573,989
Profit before income tax expense		3,239,643	902,744
Income tax expense	14(a)	871,942	(238,654)
Profit for the year		2,367,701	664,090
Earnings per unit			
Basic (cents per unit)		31.15	8.78

There are no dilutive potential ordinary units, therefore diluted earnings per unit has not been calculated or disclosed.

**CHILDCARE PROPERTY TRUST NO 1
BALANCE SHEET
AS AT 30 JUNE 2006**

	Note	2006 \$	2005 \$
ASSETS			
Current assets			
Cash and cash equivalents	18(a)	809,458	431,673
Trade and other receivables	3	2,408,018	302,675
Other current assets	4	163,306	68,631
Deferred tax assets	5	25,952	39,047
Assets classified as held for sale	6	10,625,002	-
Total current assets		14,031,736	842,026
Non-current assets			
Investment properties	7	-	12,640,880
Furniture, fixtures and fittings	8	66,931	612,740
Total non-current assets		66,931	13,253,620
Total assets		14,098,667	14,095,646
LIABILITIES			
Current liabilities			
Trade and other payables	9	1,012,168	952,599
Current tax liabilities	10	671,922	60,266
Interest bearing liabilities	11	-	3,700,000
Liabilities classified as held for sale	6	1,876,140	-
Total current liabilities		3,560,230	4,712,865
Non-current liabilities			
Deferred tax liabilities	10	841,809	837,854
Total non-current liabilities		841,809	837,854
Total liabilities		4,402,039	5,550,719
Net assets		9,696,628	8,544,927
Equity			
Issued capital	12	6,531,353	6,589,934
Retained profits		3,165,275	1,954,993
Total equity		9,696,628	8,544,927

The Balance Sheet is to be read in conjunction with the notes to the financial statements set out on pages 10 to 29.

**CHILDCARE PROPERTY TRUST NO 1
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2006**

	Issued Capital \$	Retained Profits \$	Total \$
Balance 1 July 2004	6,837,843	1,954,993	8,792,836
Return of capital	(247,909)	-	(247,909)
Profit for the year	-	664,090	664,090
Distributions paid or payable	-	(664,090)	(664,090)
Balance 30 June 2005	6,589,934	1,954,993	8,544,927
Return of capital	(58,581)	-	(58,581)
Profit for the year	-	2,367,701	2,367,701
Distributions paid or payable	-	(1,157,419)	(1,157,419)
Balance 30 June 2006	6,531,353	3,165,275	9,696,628

The Statement of Changes in Equity is to be read in conjunction with the notes to the financial statements set out on pages 10 to 29.

**CHILDCARE PROPERTY TRUST NO 1
CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2006**

	Note	2006 \$	2005 \$
Cash flows from operating activities			
Receipts from customers		1,246,265	1,618,480
Payments to suppliers and employees		(432,308)	(220,962)
Income taxes paid		(243,236)	(288,851)
Interest received		13,947	18,314
Finance costs paid		(198,007)	(272,681)
Net cash provided by operating activities	18(b)	386,661	854,300
Cash flows from investing activities			
Payments for furniture, fixtures and fittings		(68,588)	(55,404)
Payments for investment properties		(58,854)	(50,245)
Proceeds from sale of assets held for sale		3,152,735	-
Deferred selling costs – assets held for sale		(158,169)	
Net cash provided by / (used in) investing activities		2,867,124	(105,649)
Cash flows from financing activities			
Repayment of borrowings		(1,964,000)	-
Distributions paid		(912,000)	(912,000)
Net cash used in financing activities		(2,876,000)	(912,000)
Net (decrease)/increase in cash held		377,785	(163,349)
Cash and cash equivalents at the beginning of the financial year		431,673	595,022
Cash and cash equivalents at the end of the financial year	18(a)	809,458	431,673

The Cash Flow Statement is to be read in conjunction with the notes to the financial statements set out on pages 10 to 29.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The Childcare Property Trust ("the Trust") is a registered managed investment scheme incorporated in Australia under the Corporations Act 2001. The financial report of the Trust is for the year ended 30 June 2006.

The financial report was authorised for issue by the directors of the Responsible Entity on 25 October 2006.

a) Statement of Compliance

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards ('AASBs') adopted by the Australian Accounting Standards Board ('AASB') and the Corporations Act 2001. International Financial Reporting Standards ('IFRS') form the basis of Australian Accounting Standards ('AASBs') adopted by the AASB, and for purposes of this report are called Australian equivalents to IFRS ('AIFRS') to distinguish from previous Australian GAAP. The financial report of the Trust also complies with IFRS and interpretations adopted by the International Accounting Standards Board in their entirety.

This is the Trust's first full year financial report prepared in accordance with Australian Accounting Standards, being AIFRS, and AASB 1 *First-Time Adoption of Australian Equivalents to International Financial Reporting Standards* has been applied. An explanation of how the transition to AIFRS has affected the reported balance sheet, income statement and cash flows of the Trust is provided in Note 20.

b) Basis of Preparation

The Financial report is presented in Australian dollars.

The following standards and amendments were available for early adoption but have not been applied by the Trust in these financial statements:

- AASB 7 *Financial instruments: Disclosure* (August 2005) replacing the presentation requirements of financial instruments in AASB 132. AASB 7 is applicable for annual reporting periods beginning on or after 1 January 2007.
- AASB 2005-10 *Amendments to Australian Accounting Standards* (September 2005) makes consequential amendments to AASB 132 *Financial Instruments: Disclosures and Presentation*, AASB 101 *Presentation of Financial Statements*, AASB 114 *Segment Reporting*, AASB 117 *Leases*, AASB 133 *Earnings per Share*, AASB 139 *Financial Instruments: Recognition and Measurement*, AASB 1 *First-time Adoption of Australian Equivalents to International Financial Reporting Standards*, AASB 4 *Insurance Contracts*, AASB 1023 *General Insurance Contracts* and AASB 1038 *Life Insurance Contracts*, arising from the release of AASB 7. AASB 2005-10 is applicable for annual reporting periods beginning on or after 1 January 2007.

The Trust plans to adopt AASB 7 and AASB 2005-10 in the 2007 financial year.

The initial application of AASB 7 and AASB 2005-10 is not expected to have an impact on the financial results of the Trust as the standards and the amendments are concerned only with disclosures.

The following standards are not relevant or applicable to the Trust and therefore have no impact.

- AASB 2004-3 amendments to AASB 1 *First-time adoption of AIFRS* AASB 101 *Presentation of Financial Statements* AASB 124 *Related Party Disclosures*.
- AASB 2005-1 amendments to AASB 139 *Financial Instruments: Recognition and Measurement*.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

- AASB 2005-4 amendments to AASB 139 *Financial Instruments: Recognition and Measurement*, AASB 132 *Financial Instruments: Disclosure and Presentation*, AASB 1 *First-time adoption of AIFRS*, AASB 1023 *General Insurance Contracts* and AASB 1038 *Life Insurance Contracts*.
- AASB 2005-5 amendments to AASB 1 *First-time adoption of AIFRS* and AASB 139 *Financial Instruments: Recognition and Measurement*.
- AASB 2005-6 amendments to AASB 3 *Business Combinations*.
- AASB 2005-9 amendments to AASB 4 *Insurance Contracts*, AASB 1023 *General Insurance Contracts*, AASB 139 *Financial Instruments: Recognition and Measurement* and AASB 132 *Financial Instruments: Disclosure and Presentation*.
- AASB 2006-1 amendments to AASB 121, *The Effects of Change in Foreign Currency Rates*.
- AASB 119 *Employee Benefits*.
- UIG 4 Determining whether an Arrangement contains a Lease.
- UIG 5 Rights to Interests in Decommissioning, Restoration and Environmental Rehabilitation Funds.
- UIG 6 Liabilities Arising from Participating in a Specific Market – Waste Electrical and Electronic Equipment.
- UIG 7 Applying the Restatement Approach under AASB 129 Financial Reporting in Hyperinflationary Economies.
- UIG 8 Scope of AASB 2.
- UIG 9 Reassessment of Embedded Derivatives.

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experiences and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. These accounting policies have been consistently applied.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. There were no key adjustments during the year which required accounting estimates and judgements.

The accounting policies set out below have been applied consistently to all periods presented in the financial report and in preparing an opening AIFRS balance sheet as at 1 July 2004 for the purposes of the transition to Australian Accounting Standards under AIFRS.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

c) Revenue and expenditure recognition

(i) Lease income

Lease income is brought to account on an accrual basis and, if not received at balance date, reflected in the Balance Sheet as a receivable.

(ii) Valuation of Investment Properties

Unrealised gains and losses on investment properties are recognized in the Income Statement.

(iii) Interest Income

Interest income is recognised in the income statement as it accrues using the original effective interest rate calculated at the acquisition or origination date and if not received at balance date, is reflected in the Balance Sheet as a receivable.

(iv) Responsible Entity's remuneration

Under the Trust Constitution, the Responsible Entity is entitled to a fee amounting to 0.125% of the Total Tangible Assets of the Trust for each quarterly period together with a fixed component of \$33,765 per annum subject to CPI increase.

(v) Operator's remuneration

In accordance with each of the property leases, the lessee and operator of the childcare centres, Peppercorn Holdings No. 1 Pty Ltd, is entitled to receive a base management fee of \$1,900 per centre operated per month (indexed by the CPI) plus 2% of gross revenue and 10% of net operating income (after deducting the base fee and 2% of gross revenue).

The operator's remuneration is deducted before lease income is paid to the Trust and as a result is not included as an expense in these financial statements.

All expenses are brought to account on an accrual basis.

d) Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value. Gains or losses arising from changes in the fair value of investment property are included in profit or loss in the period in which they arise.

e) Non-current assets held for sale

Immediately before classification as held for sale the measurement of the assets is brought up to date in accordance with applicable accounting standards. Upon initial classification as held for sale, non-current assets are recognised at fair value.

f) Income tax

The Trust is taxed on a similar basis to a company. Accordingly, the Trust is subject to income tax at the prevailing corporate rate.

Distributions to Unitholders out of profit are treated as dividends for tax purposes and may be franked to the extent franking credits are available. Thus, such distributions are taxed at an investor's marginal tax rate subject to the level of franking credits attaching to the distributions. Distributions which exceed the profit of the Trust are

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

treated as a return of capital for tax purposes. Returns of capital are not assessable but reduce the Unitholder's cost base for the purposes of determining any liability for capital gains tax on disposal of the units.

(i) Current tax

Current tax is calculated by reference to the amount of income taxes payable or recoverable in respect of the taxable profit or tax loss for the period. It is calculated using tax rates and tax laws that have been enacted or substantively enacted by reporting date. Current tax for current and prior periods is recognised as a liability (or asset) to the extent that it is unpaid (or refundable).

(ii) Deferred tax

Deferred tax is accounted for using the comprehensive balance sheet liability method in respect of temporary differences arising from differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax base of those items.

In principle, deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that sufficient taxable amounts will be available against which deductible temporary differences or unused tax losses and tax offsets can be utilised. However, deferred tax assets and liabilities are not recognised if the temporary differences giving rise to them arise from the initial recognition of assets and liabilities (other than as a result of a business combination) which affects neither taxable income nor accounting profit. Furthermore, a deferred tax liability is not recognised in relation to taxable temporary differences arising from goodwill.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period(s) when the asset and liability giving rise to them are realised or settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by reporting date. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Trust expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the Trust intends to settle its current tax assets and liabilities on a net basis.

(iii) Current and deferred tax for the period

Current and deferred tax is recognised as an expense or income in the income statement, except when it relates to items credited or debited directly to equity, in which case the deferred tax is also recognised directly in equity, or where it arises from the initial accounting for a business combination, in which case it is taken into account in the determination of goodwill or excess.

g) Plant and equipment

Plant and equipment is stated at cost less accumulated depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the item. In the event that settlement of all or part of the purchase consideration is deferred, cost is determined by discounting the amounts payable in the future to their present value as at the date of acquisition.

Depreciation is calculated on a straight line basis so as to write off the net cost or other revalued amount of each asset over its expected useful life to its estimated residual value. The estimated useful lives, residual values and depreciation method is reviewed at the end of each annual reporting period.

The following estimated useful lives are used in the calculation of depreciation:

- Plant and equipment 4 – 20 years

Depreciation rates and methods shall be reviewed at least annually and, where changed, shall be accounted for as a change in accounting estimate. Where depreciation rates or methods are changed, the net written down

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

value of the asset is depreciated from the date of the change in accordance with the new depreciation rate or method. Depreciation recognised in prior financial years shall not be changed, that is, the change in depreciation rate or method shall be accounted for on a 'prospective' basis.

h) Borrowing costs

Borrowing costs are recognised as an expense when incurred.

i) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and investments in money market instruments, net of outstanding bank overdrafts. Bank overdrafts are shown with borrowings in current liabilities in the balance sheet.

j) Trade receivables, loans and other receivables

Trade receivables, loans and other receivables are carried at amortised cost, less impairment losses.

k) Impairment of assets

At each reporting date, the Trust reviews the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Trust estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Any excess of the asset's carrying value over its recoverable amount is expensed to the Income Statement.

l) Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether or not billed to the Trust. Trade accounts payable are normally settled within 30 days.

m) Borrowings

Borrowings are recorded initially at fair value, net of transaction costs.

Subsequent to initial recognition, borrowings are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in profit and loss over the period of the borrowing using the effective interest rate method.

n) Goods and services tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Tax Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the Balance Sheet.

Cash flows from operating activities are included in the Cash Flow Statement on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

o) Segment Reporting

A segment is a distinguishable component of the Trust that is engaged either in a business segment or based on the Trust's asset clauses within a particular geographical segment based on the geographical location of the assets, which is subject to rules and rewards that are different from those of other segments.

(p) Earnings per unit

(i) Basic earnings per unit

Basic earnings per unit is calculated by dividing the profit attributable to equity holders of the Trust, excluding any costs of servicing equity other than ordinary units, by the weighted average number of ordinary units outstanding during the half-year.

(ii) Diluted earnings per unit

Diluted earnings per unit adjusts the figures used in the determination of basic earnings per unit to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary units and the weighted average number of units assumed to have been issued for no consideration in relation to dilutive potential ordinary units.

(q) Comparative figures

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

2. OTHER EXPENSES	Note	2006 \$	2005 \$
Administration costs		1,424	1,787
Auditor's remuneration:			
- Audit of financial reports		6,200	6,558
- Audit of compliance plan		2,300	2,035
Bank charges		158	272
Consultant fees		6,770	4,932
Custodian & compliance costs		25,000	25,000
Insurance		10,940	6,766
Stamp Duty		561	-
Land tax		611	20,008
Legal fees		5,263	4,978
Lodgement fees		1,098	1,098
Repairs and maintenance		35,826	25,553
Unit registry fees		8,293	3,975
Valuation Fees		25,850	-
		<u>130,294</u>	<u>102,962</u>
 3. TRADE AND OTHER RECEIVABLES			
Lease debtors – Peppercorn Holdings No.1 Pty Ltd		244,886	302,675
Lease debtor – Ramsay Bourne Acquisitions No. 2 Pty Ltd		20,882	-
Sale of business – Settlement amounts owing		2,142,250	-
		<u>2,408,018</u>	<u>302,675</u>
 4. OTHER CURRENT ASSETS			
Current			
Prepayments		<u>163,306</u>	<u>68,631</u>
 5. DEFERRED TAX ASSETS			
Future income tax benefit	14(c)	<u>25,952</u>	<u>39,047</u>

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

6. ASSETS HELD FOR SALE

Investment properties are presented as held for sale arising from the decision of the Responsible Entity to sell the investment properties enabling unitholders to exit from the Trust following the expiry of the Trust's initial five year term in May 2006. Settlements commenced in June 2006 and are expected to be completed in the following financial year.

At 30 June 2006 the carrying value of the investment properties comprised assets of \$10,625,002 less liabilities of \$1,876,140.

	2006 \$	2005 \$
Assets classified as held for sale		
Investment Properties	10,625,002	-
Liabilities classified as held for sale		
Accruals	80,606	-
Sundry creditors	59,534	-
Interest bearing liabilities	1,736,000	-
	1,876,140	-

Details of the individual properties comprising assets held for sale are set out below.

Description	Ownership	Acquisition date	Cost including additions \$	Carrying value 30/06/06 \$	Carrying value 30/06/05 \$
412-414 Charles St Kirwan Townsville Qld	100%	29/06/01	930,426	1,055,080	-
57 Endiandra St Algester Brisbane Qld	100%	15/06/01	955,446	879,234	-
49-57 Nottingham Rd, Calamvale Brisbane Qld	100%	15/06/01	1,181,107	1,651,007	-
375 Nottingham Rd Parkinson Brisbane Qld	100%	15/06/01	954,461	1,123,466	-
18 Woongool Rd Tinana Maryborough Qld	100%	29/06/01	787,345	918,311	-
Cnr Ellena & Tooley Sts Maryborough Qld	100%	29/06/01	1,009,067	1,016,004	-
41 The Grove Way Salisbury Heights Adelaide SA	100%	29/06/01	522,615	698,503	-
263 Handford Rd Taigum Brisbane Qld	100%	15/06/01	2,225,313	2,178,547	-
10 Solander Road Kings Langley Sydney NSW	100%	16/07/01	1,341,107	1,104,850	-
Total investment properties			9,906,887	10,625,002	-

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

	Note	2006 \$	2005 \$
Reconciliation of carrying amount of assets held for sale is set out below.			
Carrying amount at beginning of year		-	-
Transfer from investment properties	6	14,250,201	-
Disposals		(3,625,199)	-
Carrying amount at end of year		<u>10,625,002</u>	-

7. INVESTMENT PROPERTIES

Investment properties – at fair value - 12,640,880

Details of the individual properties comprising "Investment properties" are set out below.

Description	Ownership	Acquisition date	Cost including additions \$	Valuation Date	Valuation \$	Carrying value 30/06/06 \$	Carrying value 30/06/05 \$
412-414 Charles St Kirwan Townsville Qld	100%	29/06/01	930,426	10/02/06	1,720,000	-	1,214,624
57 Endiandra St Algester Brisbane Qld	100%	15/06/01	955,446	10/02/06	1,800,000	-	970,991
49-57 Nottingham Rd, Calamvale Brisbane Qld	100%	15/06/01	1,181,107	10/02/06	2,800,000	-	1,972,491
375 Nottingham Rd Parkinson Brisbane Qld	100%	15/06/01	954,461	10/02/06	2,150,000	-	1,324,162
18 Woongool Rd Tinana Maryborough Qld	100%	29/06/01	787,345	10/02/06	1,550,000	-	1,141,723
Cnr Ellena & Tooley Sts Maryborough Qld	100%	29/06/01	1,009,067	10/02/06	1,500,000	-	1,331,785
41 The Grove Way Salisbury Heights Adelaide SA	100%	29/06/01	522,615	27/02/06	1,160,000	-	956,358
263 Handford Rd Taigum Brisbane Qld	100%	15/06/01	2,225,313	27/02/06	2,230,000	-	2,423,177
10 Solander Road Kings Langley Sydney NSW	100%	16/07/01	1,341,107	10/02/06	1,090,000	-	1,305,569
Total investment properties			9,906,887		16,000,000	-	12,640,880

The valuation of investment properties includes non-integral assets which are disclosed separately in the Balance Sheet.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

Reconciliation of the carrying amount of Investment Properties is set out below:	Note	2006 \$	2005 \$
Carrying amount at beginning of year		12,640,880	12,590,634
Additions		58,854	50,246
Valuation increment		1,550,467	-
Transfer to assets held for sale	6	(14,250,201)	-
Carrying amount at end of year		-	12,640,880

8. FURNITURE, FIXTURES AND FITTINGS

Furniture, fixtures and fittings at cost		107,427	927,524
Accumulated depreciation		(40,496)	(314,784)
Total furniture, fixtures and fittings		66,931	612,740

Reconciliation of the carrying amount of furniture, fixtures and fittings is set out below:

Carrying amount at beginning of year		612,740	652,631
Additions		68,588	55,404
Disposals		(519,964)	-
Depreciation		(94,433)	(95,295)
Carrying amount at end of year		66,931	612,740

9. TRADE AND OTHER PAYABLES

Sundry creditors		214,166	353,090
Accruals		38,002	143,509
Distribution payable		760,000	456,000
		1,012,168	952,599

10. TAX LIABILITIES

Current

Income tax	14(b)	671,922	60,266
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Non current

Deferred tax liability	14(c)	841,809	837,854
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**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

11. INTEREST BEARING LIABILITIES	2006 \$	2005 \$
Current		
Bank loan – secured	-	3,700,000
Financing Arrangements		
Total Bank facilities available	<u>3,700,000</u>	<u>3,700,000</u>
Amount utilised at balance date classified as:		
Liabilities held for sale	1,736,000	-
Interest bearing liabilities	-	3,700,000
	<u>1,736,000</u>	<u>3,700,000</u>

The above bank facilities were repaid in full on 3 July 2006.

12. ISSUED CAPITAL

7,600,000 (2005:7,600,000) ordinary units at \$1.00 each	7,600,000	7,600,000
Less unit issue costs	(665,192)	(665,192)
Less return of capital	(403,455)	(344,874)
	<u>6,531,353</u>	<u>6,589,934</u>
Movement in ordinary units		
Balance at the beginning of year	6,589,934	6,837,843
Less return of capital	(58,581)	(247,909)
Balance at end of year	<u>6,531,353</u>	<u>6,589,934</u>

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

13. DISTRIBUTIONS

Distributions provided for or paid by the Trust are:

Distribution Period	Cents per unit (i)	Total amount \$	Date of payment	Franked amount (cents per unit)	Tax deferred amount (cents per unit)	Tax rate for franking credit	Percentage franked
Year ended 30 June 2006							
Six months to 31 Dec 2005	6.00	456,000	28/2/06	5.2292	.7708	30%	85%
Six months to 30 June 2006	10.00	760,000	31/8/06	10.00	-	30%	90%
Total distributions	16.00	1,216,000		15.2292	.7708		
Year ended 30 June 2005							
Six months to 31 Dec 2004	6.00	456,000	28/2/05	4.941	1.059	30%	84%
Six months to 30 June 2005	6.00	456,000	31/8/05	3.797	2.203	30%	84%
Total distributions	12.00	912,000		8.738	3.262		
(i) Includes tax deferred amount where applicable							

No unfranked distributions have been declared or paid during the year.

Distribution franking account

	2006 \$	2005 \$
30% franking credits available to unitholders of the Trust for subsequent financial years	527,429	110,508

The above available amounts are based on the balance of the distribution franking account at year-end adjusted for:

- (a) franking credits that will arise from the payment of the amount of the provision for income tax;
- (b) franking debits that will arise from the payment of distributions recognised as a liability at year-end.

The ability to utilise the franking credits is dependent upon there being sufficient available profits to declare distributions.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

14. TAXATION	2006 \$	2005 \$
<i>(a) Income tax expense</i>		
Prima facie income tax expense calculated at 30% on the profit before income tax (2005:30%)	971,893	270,823
Increase in income tax expense due to:		
Capital gains tax on sale of investment properties	393,655	-
<i>Non-deductible expenses</i>	-	105
Decrease of income tax expense due to:		
Building allowance	(32,422)	(32,274)
Deferred income tax adjustment arising from capital gains tax on investment properties	(461,184)	-
Income tax expense relating to ordinary activities	<u>871,942</u>	<u>238,654</u>
(b) Current tax liabilities		
Provision for current income tax		
Movements during the year:		
Balance at beginning of year	60,266	103,268
Income tax paid	(254,890)	(288,851)
Income tax refunded	11,654	-
Current year's income tax on operating profit	854,892	245,849
Balance at end of year	<u>671,922</u>	<u>60,266</u>
(c) Deferred tax assets		
Future Income tax benefit		
Future income tax benefit comprises the estimated future benefit at the applicable rate of 30% on the following items:		
Expenses not currently deductible	<u>25,952</u>	<u>39,047</u>
Provision for deferred income tax		
Provision for deferred income tax comprises the estimated future assessable income at the applicable rate of 30% on the following item:		
Valuation increments on investment properties	<u>841,809</u>	<u>837,854</u>

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

	2006 \$	2005 \$
(d) Reconciliation		
(i) Gross Movements		
The overall movement in the deferred tax account is as follows:		
Opening balance	798,807	806,002
Charge/(credit) to income statement	17,050	(7,195)
Closing balance	815,857	798,807
(ii) Deferred tax liability		
The movement in deferred tax liability for each temporary difference during the year is as follows:		
<i>Valuation increments on investment properties</i>		
Opening balance	837,854	837,854
Charged to income statement	3,955	-
Closing balance	841,809	837,854
(iii) Deferred tax asset		
The movement in deferred tax asset for each temporary difference during the year is as follows:		
<i>Accrued audit & accounting fees</i>		
Opening balance	2,055	2,123
Charged to income statement	(505)	(68)
Closing balance	1,550	2,055
<i>Accrued Lease Expenses</i>		
Opening balance	33,089	26,416
Charged to income statement	(8,907)	6,673
Closing balance	24,182	33,089
<i>Deferred borrowing costs</i>		
Opening balance	3,903	3,313
Charged to income statement	(3,683)	590
Closing balance	220	3,903

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
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15. NET TANGIBLE ASSETS	2006	2005
	\$	\$
Net tangible assets	9,696,628	8,544,927
Units issued	7,600,000	7,600,000
Net tangible asset backing (at book value) per unit	\$1.2759	\$1.1243

16. RELATED PARTY DISCLOSURES

(a) The Responsible Entity

The Responsible Entity of the Trust is DDH Graham Limited.

Directors of the Responsible Entity

The names of each person holding the position of director of DDH Graham Limited during the financial year were Messrs DDH Graham, PB Lockhart and UC Di Girolamo.

Since the end of the previous financial year, no director of the Responsible Entity has received or become entitled to receive any benefit because of a contract made by the Trust with a director or with a firm of which a director is a member, or with an entity in which the director has a substantial interest.

Responsible Entity's holdings of units

The relevant interests of DDH Graham Limited and each director of DDH Graham Limited (including director related entities) in the unit capital of the Trust at 30 June 2006 are set out below:

	2006	2005
	Units	Units
DDH Graham Limited	-	100,000
DDH Graham	650,000	550,000
PB Lockhart	70,000	70,000
UC Di Girolamo	95,000	95,000

The following distributions arising from the aforementioned unitholdings were paid or payable:

	2006	2005
	\$	\$
DDH Graham Limited	-	12,000
DDH Graham	104,000	66,000
PB Lockhart	11,200	8,400
UC Di Girolamo	15,200	11,400

Responsible Entity's remuneration

Set out below are the fees paid or payable by the Trust to the Responsible Entity during the year:

■ Trust management fees	110,303	103,051
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**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
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Remuneration of directors and specified executives of the Responsible Entity

Remuneration of the directors and specified executives is paid directly by the Responsible Entity. The directors and specified executives are not provided with any remuneration by the Trust itself. Directors and specified executives are not entitled to any equity interests in the Trust, or any rights to or options for equity interests in the Trust, as a result of the remuneration provided by the Responsible Entity.

Given the number and variety of schemes operated by the Responsible Entity, the directors of the Responsible Entity do not consider that there is any direct correlation between the level of remuneration provided to directors and specified executives of the Responsible Entity and the management fees paid by the Trust to the Responsible Entity in accordance with the Trust Constitution.

The Responsible Entity determines remuneration levels and ensures they are competitively set to attract and retain appropriately qualified and experienced directors and senior executives. Remuneration packages include a mix of fixed remuneration and performance-based remuneration.

Loans to directors of the Responsible Entity

The Trust has not made, guaranteed or secured, directly or indirectly, any loans to the directors of their personally-related entities at any time during the reporting period.

<i>Balances owed to the Responsible Entity</i>	2006	2005
	\$	\$

The following amounts are included in accounts payable as owed to the Responsible Entity at balance date

26,066	25,813
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17. SEGMENT REPORTING

The Trust's revenues are entirely derived from the ownership and leasing of childcare centres. All operations and assets are based in Australia. Accordingly the Trust's domicile is in Australia.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

18. NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purpose of the Cash Flow Statement, cash includes cash on hand and at bank and short term deposits at call. Cash as at the end of the year as shown in the Cash Flow Statement is reconciled to the related items in the Balance Sheet as follows:

	2006 \$	2005 \$
Cash	809,458	431,673

	2006 \$	2005 \$
(b) Reconciliation of profit after income tax to net cash provided by operating activities		
Profit from ordinary activities after income tax	2,367,701	664,090
Less items classified as investing activities:		
Net profit on sale of investment properties	(1,149,822)	-
Add/(less) non-cash items:		
Depreciation	94,433	95,295
Change in fair value of investment properties	(1,550,467)	-
Change in assets and liabilities:		
Decrease in prepayments	63,494	247
Decrease/(increase) in debtors	36,907	(10,292)
Decrease/(increase) in deferred tax assets	13,095	(7,195)
(Decrease)/increase in accounts payable	(104,291)	155,157
Increase/(decrease) in tax liabilities	615,611	(43,002)
Net cash provided by operating activities	386,661	854,300

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

19. ADDITIONAL FINANCIAL INSTRUMENTS DISCLOSURE

(a) Interest rate risk

The Trust does not employ any interest rate derivatives in managing its surplus funds on deposit or its loan facility.

Interest rate risk exposure

The Trust's exposure to interest rate risk, the effective weighted average interest rate for classes of financial assets and financial liabilities and the period in which they reprice is set out below:

2006	Weighted average interest rate %	Floating interest rate less than 6 months \$	Fixed interest maturing in 1-2 years \$	Non-interest bearing \$	Total \$
Financial assets					
Cash	4.62	809,458	-	-	809,458
Receivables	-	-	-	2,408,018	2,408,018
		809,458	-	2,408,018	3,217,476
Financial liabilities					
Payables	-	-	-	1,152,308	1,152,308
Interest bearing liabilities	6.94	1,736,000	-	-	1,736,000
		1,736,000	-	1,152,308	2,888,308
2005	Weighted average interest rate %	Floating interest rate less than 6 months \$	Fixed interest maturing in 1-2 years \$	Non-interest bearing \$	Total \$
Financial assets					
Cash	5.23	431,673	-	-	431,673
Receivables	-	-	-	302,675	302,675
		431,673	-	302,675	734,348
Financial liabilities					
Payables	-	-	-	952,599	952,599
Interest bearing liabilities	7.25	-	3,700,000	-	3,700,000
		-	3,700,000	952,599	4,652,599

(b) Foreign exchange risk

The Trust does not have any foreign exchange exposures.

(c) Liquidity and cash flow risk

The Trust ensures that sufficient cash and cash equivalents are maintained to meet the needs of the Trust.

(d) Credit risk exposures

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted.

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
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The total credit risk for financial instruments contained in the Balance Sheet is limited to the carrying amount disclosed on the Balance Sheet.

(e) **Net fair value of financial assets and liabilities**

Valuation approach

The net fair value of financial assets and liabilities are determined by the Trust on the following bases:

Recognised financial instruments

Monetary financial assets and financial liabilities not readily traded in an organised financial market are valued at the present value of contractual future cash flows on amounts due from customers (reduced for expected credit losses) or due to suppliers. Cash flows are discounted using standard valuation techniques at the applicable market yield having regard to the timing of the cash flows. The carrying amounts of bank deposits, receivables, other debtors, accounts payable, bank loans, lease liabilities and distributions payable approximate net fair value.

Net fair values

Recognised financial instruments

The Trust's financial assets and liabilities included in current and non-current assets and liabilities on the Balance Sheet are carried at amounts that approximate net fair value.

Unrecognised financial instruments

The Trust has no off-balance sheet financial instruments.

20. IMPACT OF ADOPTING AUSTRALIAN EQUIVALENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS

As stated in significant account policies note 1(a), these are the Trusts first financial statements prepared in accordance with AIFRSs.

The policies set out in the significant accounting policies section of this report have been applied in preparing the financial statements for the financial year ended 30 June 2006, the comparative information presented in these financial statements for the financial year ended 30 June 2005 and in the preparation of an opening AIFRS balance sheet at 1 July 2004 (the Trust's date of transition).

In preparing its opening AIFRS balance sheet, the Trust has adjusted amounts reported previously in financial statements prepared in accordance with its old basis of accounting (previously GAAP). An explanation of how the transition from previous GAAP to AIFRS has affected the Trust's income statement, balance sheet and cash flow statement is set out in the following tables and the notes that accompany the tables.

(a) **Reconciliation of total equity as presented under AGAAP to that under AIFRS**

	Note	30 June 2005 \$	1 July 2004 \$
Total equity under AGAAP		8,544,927	8,792,836
Transfer from asset revaluation reserve	20 (f) (i)	(1,954,993)	(1,954,993)
Transfer to retained earnings	20 (f) (i)	1,954,993	1,954,993
Total equity under AIFRS		8,544,927	8,792,836

**CHILDCARE PROPERTY TRUST NO 1
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2006**

(b) Adjustments to balance sheet classifications at 1 July 2004

There are no adjustments to balance sheet classifications at 1 July 2004.

(c) Reconciliation of profit after tax under AGAAP to that under AIFRS

There are no adjustments to profit for the year ended 30 June 2005.

(d) Retained Earnings

The effect on retained earnings of the changes set out above are as follows:

	Note	30 June 2005 \$	1 July 2004 \$
Transfer from asset revaluation reserve	20 (f) (i)	1,954,993	1,954,993

(e) Reconciliation of cash flow statement

The adoption of AIFRS has not resulted in any material adjustments to the cash flow statement for the year ended 30 June 2005.

(f) Notes

(i) Investment Property

The asset revaluation reserve balance relating to revaluations of investment property has been derecognised at transition date and adjusted against retained earnings.

21. TRUST DETAILS

The registered office of the Responsible Entity and principle place of business of the Trust is
Level 18, 344 Queen St
Brisbane Qld 4000

22. CONTINGENT ASSETS AND LIABILITIES

The Trust has no contingent assets or liabilities at the date of this report.

CHILDCARE PROPERTY TRUST NO 1 DIRECTORS' DECLARATION

In the opinion of the directors of DDH Graham Limited, the Responsible Entity of Childcare Property Trust No.1 ("the Trust"):

1. the financial statements and notes, set out on pages 6 to 29, are in accordance with the Corporations Act 2001, including:
 - (i) giving a true and fair view of the financial position of the Trust as at 30 June 2006 and of its performance for the year ended on that date; and
 - (ii) complying with Accounting Standards and the Corporations Regulations 2001.
2. there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.
3. the Trust has operated during the year ended 30 June 2006 in accordance with the provisions of the Trust Constitution dated 20 December 2000.

Signed in accordance with a resolution of the directors of DDH Graham Limited.

Dated at Brisbane this 25 day of October 2006.

PB Lockhart
Director
DDH Graham Limited

CHILDCARE PROPERTY TRUST NO 1 INDEPENDENT AUDIT REPORT TO THE UNITHOLDERS

SCOPE

We have audited the financial report of Childcare Property Trust No.1 for the financial year ended 30 June 2006, consisting of the Income Statement, Balance Sheet, Cash Flow Statement, accompanying notes and the Directors' Declaration set out on pages 6 to 30. The directors of the Responsible Entity, DDH Graham Limited, are responsible for the financial report. We have conducted an independent audit of the financial report in order to express an opinion on it to the unitholders.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the Trust Constitution, Accounting Standards, other mandatory professional reporting requirements and statutory requirements in Australia 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 cash flows.

The audit opinion expressed in this report has been formed on the above basis.

INDEPENDENCE

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

AUDIT OPINION

In our opinion, the financial report of Childcare Property Trust No.1 is in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the Trust's financial position as at 30 June 2006 and of its performance for the year ended on that date; and
 - (ii) complying with Accounting Standards in Australia and the Corporations Regulations 2001;
- (b) other mandatory professional reporting requirements; and
- (c) the provisions of the Trust Constitution dated 20 December 2000.

William Buck

Chartered Accountants

D Langdon

Partner

Brisbane 25 October 2006

CHILDCARE PROPERTY TRUST NO 1 DIRECTORY

Responsible Entity and Principal place of business of the Trust	DDH Graham Limited Level 18 344 Queen Street Brisbane Qld 4000
Directors of Responsible Entity	David DH Graham Peter B Lockhart Ugo C Di Girolamo
Childcare Centre Operator	Peppercorn Holdings No 1 Pty Ltd Level 6 232 Adelaide Street Brisbane Qld 4000
Solicitors	Macrossans Lawyers Level 23 AMP Place 10 Eagle Street Brisbane Qld 4000
Auditors	William Buck Level 16 William Buck Centre 120 Edward Street Brisbane Qld 4000
Taxation Advisors	PricewaterhouseCoopers Level 17 Waterfront Place 1 Eagle Street Brisbane Qld 4000
Bank	Westpac Banking Corporation 260 Queen Street Brisbane Qld 4000
Valuer	Landmark White Level 12 97 Creek Street Brisbane Qld 4000
Custodian	Permanent Trustee Australia Limited 213-217 St Paul's Terrace Spring Hill QLD 4000