

## MARKET RELEASE

---

### **CHALLENGER COMMENCES MARKET BRIEFINGS FOR AUSTRALIAN LPT**

28 August 2006, Sydney – Challenger Financial Services Group Limited (ASX:CGF) has announced that it will today commence investor briefings for a proposed initial public offering of units in an ASX listed, externally managed property vehicle.

The proposed vehicle would initially acquire an interest in a portfolio of Australian property assets from Challenger with an expected value in excess of \$500 million. Challenger will consider subscribing for a stake of no more than 40 per cent of units in the vehicle.

This proposal is consistent with Challenger's Asset Management strategy to establish and co-invest in both listed and wholesale investment vehicles across property, infrastructure and alternative asset classes.

Challenger has not made a firm decision to proceed with the offer, and will keep the market informed in the event that it proceeds with this offer.

*ENDS*

#### **Note**

*It should be noted that no firm decision has yet been made to proceed with this offering, and that this announcement does not constitute an offer of a financial product. If an offer of a financial product proceeds following the conduct of the market soundings referred to in this announcement, a product disclosure statement for the financial product will be made available by the issuer after it is lodged with the Australian Securities and Investments Commission. Any person wishing to acquire such a financial product should consider the lodged product disclosure statement in deciding whether to acquire such a financial product. The issuer of any financial product would be Challenger Listed Investments Limited, a wholly owned subsidiary of Challenger.*