

MARKET RELEASE

CKT ESTIMATED DISTRIBUTION FOR SIX MONTHS ENDING 31 DECEMBER 2009

9 December 2009, Sydney – Challenger Kenedix Japan Trust (ASX:CKT) has today announced the following estimated distribution for the six months ending 31 December 2009:

Security type	ASX code	Six months ending 31 December 2009 estimated distribution (cents per unit)
Ordinary Units	CKT	3.0

The relevant dates for this distribution are as follows:

Ex-distribution date:	Wednesday 23 December 2009
Record date:	Thursday 31 December 2009 (5.00pm)
Payment date:	Friday 26 February 2010

Distribution Reinvestment Plan

CKT's Distribution Re-investment Plan (DRP) will not operate for this distribution.

ENDS

Important notice:

Any forward looking statements included in this document are by nature subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, Challenger, so that actual results or events may vary from those forward looking statements, and the assumptions on which they are based

Further enquiry: **Luke Keighery, Investor Relations, Challenger Kenedix Japan Trust, 02 9994 7633**