challenger

MARKET RELEASE

CWT ANNOUNCES LEASE OF COCOPARRA AND WOODS VINEYARDS TO FGL

11 October 2007, Sydney – Challenger Wine Trust (ASX: CWT) has today announced that Foster's Group Limited (ASX: FGL) has entered into a new lease over the Cocoparra and Woods Vineyards located in Griffith, NSW. These vineyards had previously been leased to Cranswick Estates, a fully owned subsidiary of Evans & Tate Limited.

The FGL lease mirrors the balance of the previous Evans and Tate lease, including the initial term expiring in 2013 and two five year options to renew. Following execution of this lease, FGL now occupies nearly 4% of CWT's portfolio.

CWT's Fund Manager Mr Nick Gill said: "This is a fantastic outcome for CWT. Not only have we negotiated a new lease to a high quality tenant in FGL, we have been able to secure a rental income in FY08 that ensures no lost income for CWT on these properties.

"CWT is very pleased to have FGL leasing the 263 hectare vineyards given their excellent viticultural management program. Re-leasing the vineyards on similar terms to the previous lease highlights the underlying quality of CWT's vineyards, the strength of Griffith as a grape growing region and the wine sector in general."

Now under CWT caretaker management, the Gnangarra vineyard located in Manjimup, Western Australia, is the only remaining vineyard previously leased to Evans & Tate in the CWT portfolio. Representing 2% of the CWT's rental income, discussions are continuing with a number of parties to either lease or purchase the vineyard.

ENDS

Further enquiry: Investor Relations, Susie McPherson, Challenger Financial Services Group, 02 9994 7958
Media Relations, Eugenie Perks, Challenger Financial Services Group, 02 9994 7509