

Appendix 4E - Results for announcement to the market

Annual results for the year ended 30 June 2008

Challenger Wine Trust (CWT) ARSN 092 960 060

Results for announcement to the market

2.1/2.2/2.3 Revenue and profit from ordinary activities and net profit for the year attributable to members:

	Year ended 30-Jun-08 \$'000	Year ended 30-Jun-07 \$'000	Change \$'000	Change %
Revenue from ordinary activities	32,731	29,430	3,301	11.2%
Profit from operating activities	16,010	14,331	1,679	11.7%
Net realised gains from sale of assets	1,227	-	1,227	N/A
Fair value movements	(3,703)	(6,456)	2,753	42.6%
Net profit after tax attributable to members	13,534	7,875	5,659	71.9%

2.4/2.5 Amounts per security of all distributions paid/payable during the year:

	Ordinary units (cents per unit)	Record date	Payment date
Quarterly distribution	2.331	28-Sep-07	15-Nov-07
Quarterly distribution	2.350	31-Dec-07	15-Feb-08
Quarterly distribution	2.355	31-Mar-08	15-May-08
Quarterly distribution	2.364	30-Jun-08	15-Aug-08
Total distribution	9.400		

2.6 Explanation of figures in 2.1 to 2.4

For further explanation of the above result also refer to the following attached documents:

- Annual results market release
- Annual financial report

Additional information

1. Net tangible assets and net asset value per security:

	30-Jun-08 (cents per unit)	30-Jun-07 (cents per unit)	Change %
Net Tangible Assets (NTA) per unit	\$0.77	\$0.82	(6.1%)
Net Asset Value (NAV) per unit	\$0.90	\$0.92	(2.2%)
Net Independent Value (NIV) per unit	\$0.94	\$0.94	Nil

2. No associates or joint venture transactions were entered into during the period.


Suzie Koeppenkastrop
Company Secretary

6 August 2008

Date _____

MARKET RELEASE

CWT ANNOUNCES STRONG FINANCIAL RESULT IN FY08 OPERATING PROFIT UP 12%; NET PROFIT UP 72%

7 August 2008, Sydney – Challenger Wine Trust (ASX:CWT) today announced profit from operating activities of \$16.0 million for the year ended 30 June 2008 (FY08), up 12% on the prior year (FY07). Net profit after tax was \$13.5 million, up 72% on FY07.

CWT's Fund Manager, Mr Nick Gill said: "This is a strong result for CWT underpinned by a re-aligned property portfolio following a number of transactions during the financial year. The result also highlights the underlying strength of the agricultural sector, especially for a diversified portfolio in the Australasian vineyard sector. Particularly pleasing is being able to provide unitholders with another increase in distributions in FY08, up 3.3% to 9.4 cents per unit, with distributions paid from operating cash flows."

FY08 highlights included:

- **Revenue of \$32.7 million – up 11%**
- **Profit from operating activities before tax of \$16.0 million – up 12%**
- **Net profit of \$13.5 million – up 72%**
- **Distribution for FY08 of 9.4 cents per unit – up 3.3%**
- **All of CWT's debt re-financed – no expiries until 2011**
- **Portfolio strengthened – three acquisitions for \$39.4 million**
- **All properties revalued – no net change to portfolio fair value**

Property valuations

CWT independently valued all properties in FY08, ensuring that current market conditions and vineyard sector issues, including water availability, domestic and international wine markets, grape varietal mix and industry trends were taken into consideration.

The overall impact on CWT's portfolio value as a result of the FY08 independent property valuations is no net change in fair value. A decrease in the valuation of investment properties and vines of \$3.7 million (representing around 1.2% of gross portfolio value) was offset by an incremental increase in the fair value of water rights.

Asset value per unit

Management believes the real worth of CWT is reflected in the price which a purchaser would pay for the assets of the business, net of liabilities, which we have referred to as Net Independent Value (NIV). The



calculation of NIV is shown in the table below. NIV is calculated as the Net Assets (NAV) of CWT *plus* the fair value increment of water rights as assessed by an independent valuer. Under accounting principles NAV only includes water rights at their historical cost, as they are classified as intangible assets. NAV does not include the fair value of CWT's water rights which are a strategic asset of CWT given the scarcity of the resource.

	(\$'000)		(cents per unit)		% change
	Jun-08	Jun-07	Jun-08	Jun-07	
Net Tangible Assets (NTA)	130,736	139,199	77	82	(6.1%)
Add: Water rights (at cost)	21,836	16,995			
Net Asset Value (NAV)	152,572	156,194	90	92	(2.2%)
Add: Water rights fair value increment (as per independent valuation)	8,378	4,247			
Net Independent Value (NIV)	160,950	160,441	94	94	Nil

NIV has remained constant at 94 cents per unit between FY07 and FY08. The decrease in the valuation of investment properties and vines reflected at NAV (above) has been offset by the incremental increase in the fair value of water rights.

Capital management

During the year CWT continued to manage its capital to ensure that it was securing the lowest cost of capital available while maximising returns to unitholders. In May 2008 CWT successfully completed re-financing arrangements for all borrowings with facilities of \$166 million provided by existing bankers. The new facilities provide additional capital security through greater flexibility and longer duration with no expiries until 2011.

At 30 June 2008, CWT had total drawn borrowings of \$155 million (FY07: \$134 million), and a gearing ratio of 49.0% (FY07: 45.2%). The gearing ratio is within CWT's preferred range of 45-55%.

All of CWT's borrowings are effectively hedged against exposure to interest rate movements for the duration of each lease. At 30 June 2008, CWT's weighted average cost of borrowings (including margins) was 7.9% (FY07: 7.7%). In the next 12 months CWT has \$9.5m of interest rate hedges expiring in line with leases.

Loan-to-valuation ratio (LVR) covenants apply to CWT's borrowings, with a weighted average LVR covenant of 58.6%. CWT continues to operate well within LVR covenants. At 30 June CWT had headroom of around \$55 million (including net cash of \$7 million) capable of supporting an 18% decline in property portfolio values before breaching the weighted average LVR covenants.

CWT has no market capitalisation covenants with lenders.

Further enquiry: Investor Relations, Luke Keighery, Challenger Financial Services Group, 02 9994 7633
Media Relations, Lynn Anderson, Challenger Financial Services Group, 02 9994 7008



Portfolio strategy

CWT invests in a portfolio of high quality commercial vineyards and two wineries which are leased to wine companies and contract grape growers on long term leases with annual rental reviews.

CWT continues to focus on vineyards which are able to support long-term sustainable operations. In cool climate regions (53% of the portfolio) this is achieved via investment in premium geographic regions which have a varietal presence and strong brand support. These vineyards are able to offset lower grape yields with higher grape prices due to the superior quality of the grapes.

In warm climate regions (47% of the portfolio) CWT invests in large scale commercial vineyards with secure water supply allocations producing grapes for low cost wine production. The key driver for CWT's strategy going forward in warm climate regions is to ensure that vineyards are large-scale, low cost producers equipped to compete globally on operating cost per tonne.

CWT will continue to review its portfolio to enhance its geographic diversity. CWT will also continue to review, with its lessees, the long term water needs of its vineyards in the warm climate regions as more reliable forecasting is developed by relevant government agencies.

Portfolio activity

CWT's portfolio is currently 99%¹ occupied and has a long weighted average lease term of 5.7 years.

During the year CWT reshaped the portfolio, enhancing property quality and diversification, and improving the reliability of future cash flows. A re-alignment of the portfolio from the lower water security Riverland (SA) region on the Murray River to the high water security Griffith (NSW) region on the Murrumbidgee River has been achieved. CWT undertook a number of property initiatives in line with its portfolio strategy. These included:

Acquisitions totalling \$39.4 million:

- Miamba Vineyards (Barossa Valley, SA) for \$11.5 million under a sale and leaseback arrangement with Grant Burge Wines. This acquisition was in line with CWT's premium brand cool climate strategy;
- Stephendale Vineyard (Griffith, NSW) for \$25.0 million under a sale and leaseback arrangement with Warburn Estate. This acquisition was in line with CWT warm climate low grape production cost strategy in combination with high security water rights; and
- The final two of thirteen lots at Balranald Vineyard (Balranald, NSW) for \$2.9 million permitting the final aggregation of this low grape production cost vineyard with high security water rights.

¹ As at 7 August 2008



Disposals totalling \$18.3 million (a total premium of 5.8% above carrying value and in line with independent valuations):

- Gngara Vineyard (Manjimup, WA) for \$6.3 million following the collapse of Evans & Tates;
- Boh River Vineyard (Loxton, SA) for \$10.0 million as a result of our re-alignment strategy to the Murrumbidgee River;
- Trillians Hill Vineyard (Clare Valley, SA) for \$1.1 million - a small scale vineyard; and
- Grande Junction land (Wentworth, NSW) for \$0.9 million.

CWT's lease activity is aimed at proactively managing the portfolio in line with strategy. CWT successfully completed the following leasing transactions in FY08:

- Cocoparra and Woods Vineyards leased to Foster's Group for five years (previously leased to Evans & Tate);
- Grant Burge Wines exercised its options to renew its lease at Corryton Park Vineyard for five years;
- Mid-term lease reviews on the Del Rios, Balranald and Qualco Vineyards.

Looking forward, CWT continues to actively manage its portfolio. Current initiatives include:

- Marketing the Sandy Hollow Vineyard for sale with the intention of disposing of the property within the next 12 months. The lease expires in April 2009 and Australian Vintage Ltd (formerly McGuigan Simeon Wines) has elected not to re-lease the vineyard;
- Reviewing options following advice from Australian Vintage that they will not be re-leasing Bethany Creek & Vine Vale Vineyards (expires October 2008) and Cowra Vineyard (expires April 2009); and
- Seeking new tenants for Hermitage Road Winery following the major lease expiry at 30 June 2008. This property has been withdrawn from sale.

CWT will continue to assess potential investments and sale opportunities which will enhance CWT's portfolio and returns for its unitholders.

Australian industry conditions

The 2008 vintage year was challenging for both winemakers and grape growers. The industry initially anticipated a shortage of grapes due to the perceived lack of available irrigation water, resulting in an early season crop forecast of 1.2m tonnes. This created some concern that there would be a shortage of grapes prompting wine companies to offer higher contract grape prices to ensure supply.

As a consequence of these price signals grape growers diverted irrigation water from other agricultural industries and purchased substantial temporary irrigation water. As a result of these water purchases and favourable climatic conditions across most grape growing regions in Australia a crop of 1.8 million tonnes was harvested, up on the 2007 frost and drought-affected harvest of 1.4 million tonnes. As a result of this larger than expected grape harvest grape prices in some regions and for some varieties fell significantly.

Further enquiry: Investor Relations, Luke Keighery, Challenger Financial Services Group, 02 9994 7633
Media Relations, Lynn Anderson, Challenger Financial Services Group, 02 9994 7008



For the 2009 harvest year, water availability remains a continuing concern for vineyard owners in the Murray and Murrumbidgee Rivers (warm climate regions) dependent on 2008/2009 water allocations.

Outlook

Mr Gill said: "CWT continues to deliver a stable and predictable income return to unitholders. This is expected to continue into the 2009 financial year, with positive outcomes from rent reviews marginally outstripping any adverse effect on operating profit if vineyards with lease expiries are not re-leased or sold. At this point in time we are providing distribution guidance of 9.5 cents per unit up on the FY08 distribution of 9.4 cents per unit.

"CWT's tenancy arrangements provide a strong platform for predictable income returns. When combined with the geographic and tenant diversity of CWT's vineyard portfolio across Australia and New Zealand, we believe CWT is well placed to continue generating sustainable returns for unitholders into the future."

ENDS

About Challenger Wine Trust (CWT):

CWT is the second largest vineyard owner in Australasia. CWT has total assets of \$316.2 million (at 30 June 2008) and owns 23 vineyards and two wineries located across Australia and New Zealand. CWT's strategically located assets (including water rights) are mainly tenanted to wine companies. Further details are provided on CWT's website www.challenger.com.au/cwt

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: Investor Relations, Luke Keighery, Challenger Financial Services Group, 02 9994 7633
Media Relations, Lynn Anderson, Challenger Financial Services Group, 02 9994 7008

Challenger Wine Trust
(ARSN 092 960 060)
Financial Report
For the year ended 30 June 2008

Responsible Entity - Challenger Listed Investments Limited (ABN 94 055 293 644)

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Directors

Brenda Shanahan
B Comm, FAICD
Chair
Independent, Non-Executive Director

Ms Shanahan is a Graduate of Melbourne University in Economics and Commerce and a Fellow of the Institute of Directors. She has a research and institutional background in finance in Australia and overseas economies and sharemarkets. She has held executive positions in stock broking, investment management and an actuarial firm.

Ms Shanahan is a Non-Executive Director of JM Financial Group Limited and Non-Executive Chairman of Clinuvet Pharmaceuticals Ltd. Ms Shanahan is a former director of Challenger Financial Services Group Limited. Ms Shanahan is currently Chair of both St Vincent's Health and St Vincent's Medical Research Institute in Melbourne.

Ms Shanahan is a member of the CLIL Audit and Compliance Committee.

Russell Hooper
FAICD, FCPA, FFin
Independent, Non-executive Director

Mr Hooper has extensive experience in financial services, including over 13 years at St George Bank Limited and Advance Bank Limited, where he held senior management positions in life insurance, wealth management and listed investment trusts, including the role of Chief General Manager, Funds Management.

Mr Hooper is also a Director of Challenger, Challenger Life and Century Australia Investments Limited, and was previously a director of (and Chairman of the Audit Committee for) Commonwealth Insurance Limited, a subsidiary of the Commonwealth Bank. Mr Hooper is a Fellow of the Australian Institute of Company Directors, the Australian Society of Certified Practising Accountants and the Financial Services Institute of Australasia.

Mr Hooper is a member of the CLIL Property Investment Committee and the CLIL Infrastructure Investment Committee.

Ian Martens
FCA, FAICD
Independent, Non-executive Director

Mr Martens is a chartered accountant and was senior partner at BDO Chartered Accountants (SA), where he is now a consultant. Throughout his career Mr Martens has advised a broad range of public and private companies on financial measurement and reporting, strategy development and evaluation and merger and acquisitions activities.

Mr Martens retired as Chairman of RAA Insurance Ltd in March 2008 and is currently a Director of RAA Investments Pty Ltd and the Royal Automobile Association of SA Inc.

Mr Martens is Chairman of the CLIL Audit and Compliance Committee.

Geoff McWilliam
BE (Civil)
Independent, Non-executive Director

Mr McWilliam has had an extensive career in the Australian property investment industry. Most recently, Mr McWilliam spent 10 years building the Commonwealth Bank's property funds management division, Colonial First State Property. As head of this business, he was responsible for the management and performance of over \$16 billion in listed and unlisted property funds. Prior to this, Mr McWilliam spent 23 years with Lend Lease Corporation in a variety of senior management roles.

Mr McWilliam is a director of Lend Lease Funds Management Limited, Lend Lease Asian Retail Investments Limited, Lend Lease Real Estate Investments Limited, St Laurence Limited (NZ), Dunmore Lang College Limited, the Gandel Group Limited and the Dusseldorp Skills Forum Incorporated, and a Fellow of the Australian Property Institute.

Mr McWilliam is Chairman of the CLIL Property Investment Committee.

Ian Moore
BA, FIA, FIAA
Independent, Non-executive Director

Mr Moore has extensive experience in investment banking and structured finance. Mr Moore was Head of Corporate Finance at Bankers Trust Investment Bank where he was responsible for all forms of corporate debt, project debt and asset backed debt financings.

Mr Moore is currently a director of Artesian Capital Management and a Fellow of the Institute of Actuaries of Australia and the Institute of Actuaries in London.

Mr Moore is a member of the CLIL Audit and Compliance Committee and Chairman of the CLIL Infrastructure Investment Committee.

Brendan O'Connor
B Bus, CA, GAICD
Executive Director

Mr O'Connor is the Chief Financial Officer for Challenger's Asset Management division. Mr O'Connor joined Challenger in June 2006, and is responsible for overseeing the financial management and reporting for the Asset Management division's specialist funds, including the Challenger Wine Trust. Mr O'Connor has over 13 years experience in financial services including senior finance roles within Westpac Banking Corporation.

Robert Woods
B Comm
Executive Director

Mr Woods is Chief Executive, Asset Management at Challenger. In this role, Mr Woods is responsible for managing Challenger's \$10 billion portfolio of investments in direct property, infrastructure and fixed income. The Asset Management business manages assets for third party investors, policyholders and shareholders, generating spread and fee based income.

Prior to joining Challenger, Mr Woods was a founder of Zurich Capital Markets Asia, where he was responsible for the alternative asset business. Prior to this, Mr Woods spent 11 years with Bankers Trust in investment banking.

Mr Woods is a member of the CLIL Infrastructure Investment Committee.

Key management personnel

Trent Alston
BBLDG, AGSM, INSEAD
Head of Real Estate

Mr Alston joined Challenger in February 2006. As head of Real Estate, Mr Alston is responsible for Challenger's property funds management and investment strategy, and for the management and performance of all Challenger wholesale property vehicles.

Prior to joining Challenger, Mr Alston spent 7 years at Colonial First State, most recently in the role of General Manager, Wholesale Funds in the property division. In this role Mr Alston was responsible for the management and performance of a portfolio of unlisted funds and client mandates valued at in excess of \$8.0 billion.

Mr Alston has over 20 years' experience in the property investment industry, including roles in property funds management, corporate real estate, development and project management with Colonial First State and Lend Lease.

Mr Alston is a member of the CLIL Property Investment Committee.

Nick Gill
BAg Econ, MBA, FCIS
Fund Manager – Challenger Wine Trust (CWT)

Mr Gill joined Challenger in November 2006 in the role of Fund Manager. Mr Gill has specific responsibility for ongoing management of CWT. This includes responsibility for Trust strategy, financial and investment performance and transaction evaluation and execution.

Mr Gill has over 21 years experience in the corporate agribusiness and investment industries, including roles in corporate strategy, commercial management and investment with Macquarie Bank, SunRice Limited, Twynam Agricultural Group, Colly Cotton Limited and Rural Property Trust.

Company secretary

Chris Robson
BA, LLB (Hons), LLM
General Counsel & Group Company Secretary

Mr Robson is a qualified solicitor and is the Group Company Secretary and General counsel of the Challenger Financial Services Group. He is also a non-independent Director of certain subsidiaries of the Challenger Group. His responsibilities include leading the legal and company secretariat teams within the Business Services division of the Challenger Group.

Suzie Koeppenkastrop
BCom, LLB, LLM
Company Secretary

Ms Koeppenkastrop is a qualified solicitor and Head of Company Secretariat team at Challenger. Ms Koeppenkastrop has over 13 years experience in legal and company secretarial roles in the financial services industry.

Corporate governance

In recognising the need for the highest standards of corporate behaviour and accountability, the Directors of CLIL support and have adhered to substantially all of the ASX Corporate Governance Principles and Recommendations. The corporate governance statement is contained in the Corporate Governance Section of the Annual Report.

Review and results of operations

The consolidated net profit before tax for the year to 30 June 2008 attributable to unit holders of CWT was \$13,533,899 (2007: \$7,875,356). The following table provides an analysis of the result:

	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000
Net property income	31,583	28,925
Profit from operating activities after tax	16,010	14,331
Net realised gains from sale of investment property	838	-
Realised gain on sale of available-for-sale assets	389	-
Impairment of non-current assets	(1,437)	-
Net fair value movement in non-current assets (i)	(2,266)	(6,456)
Net profit attributable to unitholders	13,534	7,875
Distributions to ordinary unit holders	16,010	14,326
Interim Distributions - paid 15 Nov 2007, 15 Feb 2008 and 15 May 2008 (cents per unit)	7.036	6.815
Final Distribution - to be paid on 15 August 2008 in respect of the year ended 30 June 2008 (cents per unit)	2.364	2.285

(i) The net fair value movement in non-current assets for the year consists of:

	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000
(Decrease) / increase from revaluation of non-current assets	2,499	(4,552)
(Decrease) in carrying value due to recognising intangible assets at cost	(4,765)	(1,904)
Net fair value movement in non-current assets for the year	(2,266)	(6,456)

Distributions

Interim distributions of 7.036 cents per unit (2007: 6.815 cents per unit) were paid as described above. On 6 August 2008, the Directors resolved to pay a final distribution of 2.364 cents per unit (2007: 2.285 cents per unit) on 15 August 2008 in respect of the period ended 30 June 2008 resulting in a total distribution of 9.400 cents per unit (2007: 9.100 cents per unit) for the year.

Units on issue

170,312,633 (2007: 170,312,633) ordinary units were on issue at 30 June 2008. No additional units were issued or withdrawn during the year.

Earnings per unit

Basic earnings per unit amounts are calculated by dividing the net profit after tax attributable to ordinary unit holders by the weighted average number of securities outstanding during the period.

The following reflects the income and security data used in the basic earnings per unit computations.

	Consolidated 30 June 2008	Consolidated 30 June 2007
Net profit attributable to unitholders (\$'000)	13,534	7,875
Time weighted average number of units for basic and diluted earnings per unit at year end (Number of units in thousands)	170,313	156,172
Basic and diluted earnings per unit for net profit attributable to security holders (cents per unit)	7.95	5.04

Scheme assets

At 30 June 2008, CWT held assets to a total value of \$316.2 million (2007: \$297.5 million). The basis for valuation of the assets is disclosed in Note 2 to the financial statements.

Fees paid to the Responsible Entity and associates

The following table discloses all fees paid by CWT to CLIL and Challenger Management Services Limited (CMSL) under the Trust Constitution and to CMSL under the management agreement with CLIL:

	Consolidated	Consolidated
	30 June 2008	30 June 2007
	\$'000	\$'000
a) Responsible Entity fees for the financial year paid to CLIL in accordance with the Scheme Constitution	300	300
b) Management fees for the financial year paid to CMSL under the Management Agreement	2,144	1,974
c) Transaction fees for the financial year paid to CMSL under the Management Agreement which have been capitalised to property acquisitions and developments	631	71
Total fees paid or payable at balance date	3,075	2,345

Total expenses paid by CWT to reimburse CMSL in respect of costs paid on behalf of CWT for the year ended 30 June 2008 were \$588,204 (2007: nil).

Interests held in CWT by the Responsible Entity and its associates

The following related entities of CLIL hold interests of 5% or more in CWT:

- Challenger Life No.2 Limited holds 45,939,348 ordinary units (27%) (2007: 44,626,652 ordinary units) as at 30 June 2008.

Challenger Life No.2 Limited (CL2) and CLIL are wholly owned subsidiaries of Challenger Financial Services Group Limited.

Significant changes in the state of affairs

There were no significant changes to the state of affairs of CWT during the year, other than those changes identified in the financial statements for the year ended 30 June 2008.

Significant events after the balance date

There has been no matter or circumstance that has arisen since the end of the financial year that has significantly affected, or may significantly affect:

- (a) CWT's operations in future financial years; or
- (b) the results of those operations; or
- (c) CWT's state of affairs in future financial years.

Likely developments and expected results

Further information on likely developments on the operation of CWT and the expected results of those operations have not been included in this report because the Responsible Entity believes it would be likely to result in unreasonable prejudice to CWT.

Environmental regulation and performance

The Trust owns properties which are subject to environmental regulations under both Commonwealth and State legislation. The Directors are satisfied that adequate systems were in place for the management of the environmental responsibilities and the compliance with various legislative, regulatory and licence requirements. Further, the Directors are not aware of any breaches to these requirements and to the best of their knowledge all activities have been undertaken in compliance with environmental requirements.

Indemnification and insurance of Directors and Officers

The Responsible Entity (RE) has insured the Directors and Officers against liabilities incurred in their role as Directors and Officers of the RE. The RE is prohibited by the insurance contract itself from disclosing the nature of the liabilities covered and the amount of the premium. The auditors of CWT are in no way indemnified out of the assets of the scheme.

Fund Manager and CFO declaration

The Fund Manager and Chief Financial Officer have given a declaration to the Board of Directors that in their opinion the financial records of CWT have been properly maintained in accordance with section 286 of the Corporations Act 2001, and the financial statements and notes for the financial year ended 30 June 2008 comply with accounting standards and give a true and fair view.

Rounding of amounts in the Directors' report and the Financial Report

CWT is a registered scheme that is of a kind referred to in Class Order 98/100, issued by the Australian Securities & Investments Commission, relating to the 'rounding off' of amounts in the Directors' report and Financial Report. Amounts in the Directors' report and Financial Report have been rounded off to the nearest thousand dollars in accordance with that Class Order, unless otherwise indicated.

Auditor's Independence Declaration

We have obtained an independence declaration from our auditors, Ernst & Young as set out on page 10.

This report is made in accordance with a resolution of Directors of Challenger Listed Investments Limited.

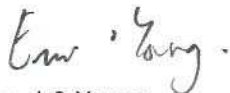


Brenda Shanahan
Chair

Sydney
6 August 2008

Auditor's Independence Declaration to the Directors of the Responsible Entity of Challenger Wine Trust

In relation to our audit of the financial report of Challenger Wine Trust for the financial year ended 30 June 2008, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

A handwritten signature in cursive script that reads 'Ernst & Young'.

Ernst & Young

A handwritten signature in cursive script, likely belonging to Graeme McKenzie.

Graeme McKenzie
Partner
Sydney

6 August 2008

Income Statement

For the year ended 30 June 2008

		Consolidated	Consolidated	Parent	Parent
	Note	30 June 2008 \$'000	30 June 2007 \$'000	30 June 2008 \$'000	30 June 2007 \$'000
Property income					
Rental income		31,583	28,925	12,264	10,157
Less: Property related expenses		-	-	-	-
Net property income		31,583	28,925	12,264	10,157
Other income	5	1,148	505	11,283	10,467
Other trust expenses					
Finance costs	6	(12,526)	(11,627)	(5,445)	(4,569)
Responsible Entity's and Manager's fees		(2,443)	(2,274)	(912)	(733)
Operating expenses	6	(1,295)	(1,198)	(1,180)	(991)
Profit from operating activities before tax		16,467	14,331	16,010	14,331
Income tax expense	7	(457)	-	-	-
Profit from operating activities after tax		16,010	14,331	16,010	14,331
Unrealised foreign exchange (losses) / gains		-	-	(1,988)	1,516
Net realised gains from sale of investment property		838	-	838	-
Realised gain on sale of available-for-sale assets		389	-	389	-
Impairment of non-current assets	18	(1,437)	-	(1,437)	-
Net fair value movement in non-current assets	19	(2,266)	(6,456)	(7,795)	(1,139)
Net profit		13,534	7,875	6,017	14,708
Basic and diluted earnings per ordinary unit (cents)	9	7.95	5.04	3.53	9.42
Distributions paid per ordinary unit (cents)		9.40	9.10	9.40	9.10

The above Income Statement should be read in conjunction with the Notes to the Financial Statements set on pages 16 to 51.

Distribution Statement

For the year ended 30 June 2008

		Consolidated	Consolidated
	Note	30 June 2008 \$'000	30 June 2007 \$'000
Net profit attributable to unitholders of CWT		13,534	7,875
<i>Earnings per unit (cents)</i>		7.95	5.04
Adjusted for:			
Impairment of non-current assets		1,437	-
Net fair value movement in non-current assets	19	2,266	6,456
Total realised income available for distribution		17,237	14,331
Less: Undistributed income carried forward - realised gains		(1,227)	(5)
Distribution to unitholders	8	16,010	14,326
<i>Distribution per unit (cents)</i>		9.40	9.10

The above Distribution Statement should be read in conjunction with the Notes to the Financial Statements set on pages 16 to 51.

Balance Sheet

As at 30 June 2008

	Note	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000	Parent 30 June 2008 \$'000	Parent 30 June 2007 \$'000
Assets					
Current assets					
Cash and cash equivalents	10	13,690	6,158	9,481	1,367
Trade and other receivables	11	406	1,030	1,632	1,307
Prepayments	12	99	122	99	77
Derivative financial instruments	25	1,172	933	747	95
Assets of a disposal group classified as held for sale	20	2,350	8,691	2,350	8,691
Total current assets		17,717	16,934	14,309	11,537
Non-current assets					
Investment properties	15	137,603	161,358	46,342	42,042
Vines	16	130,319	94,991	36,045	26,222
Intangible assets	17	21,836	16,995	8,412	5,111
Plant and equipment	18	6,743	4,954	6,743	4,954
Derivative financial instruments	25	2,015	1,514	1,861	625
Available-for-sale financial assets	14	-	500	75,057	76,441
Other financial assets	13	-	397	20,693	21,090
Total non-current assets		298,516	280,709	195,153	176,485
Total assets		316,233	297,643	209,462	188,022
Liabilities					
Current liabilities					
Trade and other payables	21	2,112	2,034	1,293	987
Rent received in advance		1,399	976	175	274
Distributions payable	8	4,026	3,892	4,026	3,892
Derivative financial instruments	25	37	117	-	117
Liabilities directly associated with the assets classified as held for sale	20	1,941	2,366	1,941	2,366
Total current liabilities		9,515	9,385	7,435	7,636
Non-current liabilities					
Derivative financial instruments	25	1,092	37	-	37
Interest bearing liabilities	22	153,054	132,027	69,736	39,654
Total non-current liabilities		154,146	132,064	69,736	39,691
Total liabilities		163,661	141,449	77,171	47,327
Net assets		152,572	156,194	132,291	140,695
Equity					
Contributed equity	23	145,644	145,644	145,644	145,644
Retained earnings	24	4,359	6,835	(15,961)	(5,968)
Reserves	24	2,569	3,715	2,608	1,019
Total equity		152,572	156,194	132,291	140,695

The above Balance Sheet should be read in conjunction with the Notes to the Financial Statements set on pages 16 to 51.

Statement of Changes in Equity

For the year ended 30 June 2008

CONSOLIDATED	Issued Capital \$'000	Retained Earnings \$'000	Reserves \$'000	Total \$'000
Balance as at 1 July 2006	131,206	13,286	(1,280)	143,212
Currency translation differences	-	-	942	942
Amounts transferred to finance costs during the year	-	-	(119)	(119)
Fair value movements in derivative financial instruments	-	-	4,172	4,172
Net income for the year recognised directly in equity	-	-	4,995	4,995
Net profit for the year	-	7,875	-	7,875
Total recognised income and expense for the year	-	7,875	-	7,875
Conversion of PICE units to equity	13,643	-	-	13,643
Issues of units	806	-	-	806
Capital raising costs	(11)	-	-	(11)
Distribution to unitholders	-	(14,326)	-	(14,326)
Balance as at 30 June 2007	145,644	6,835	3,715	156,194
Balance as at 1 July 2007	145,644	6,835	3,715	156,194
Currency translation differences	-	-	(458)	(458)
Fair value movements in available-for-sale assets	-	-	(64)	(64)
Realised gains transferred to the income statement	-	-	(624)	(624)
Amounts transferred to finance costs during the year	-	-	(1,587)	(1,587)
Fair value movements in derivative financial instruments	-	-	1,587	1,587
Net income for the year recognised directly in equity	-	-	(1,146)	(1,146)
Net profit for the year	-	13,534	-	13,534
Total recognised income and expense for the year	-	13,534	-	13,534
Issues of units	-	-	-	-
Capital raising costs	-	-	-	-
Distribution to unitholders	-	(16,010)	-	(16,010)
Balance as at 30 June 2008	145,644	4,359	2,569	152,572

PARENT	Issued Capital \$'000	Retained Earnings \$'000	Reserves \$'000	Total \$'000
Balance as at 1 July 2006	131,206	(6,350)	(180)	124,676
Amounts transferred to finance costs during the year	-	-	358	358
Fair value movements in derivative financial instruments	-	-	841	841
Net income for the year recognised directly in equity	-	-	1,199	1,199
Net profit for the year	-	14,708	-	14,708
Total recognised income and expense for the year	-	14,708	-	14,708
Conversion of PICE units to equity	13,643	-	-	13,643
Issues of units	806	-	-	806
Capital raising costs	(11)	-	-	(11)
Distribution to unitholders	-	(14,326)	-	(14,326)
Balance as at 30 June 2007	145,644	(5,968)	1,019	140,695
Balance as at 1 July 2007	145,644	(5,968)	1,019	140,695
Fair value movements in available-for-sale assets	-	-	(64)	(64)
Realised gains transferred to the income statement	-	-	(624)	(624)
Amounts transferred to finance costs during the year	-	-	(274)	(274)
Fair value movements in derivative financial instruments	-	-	2,551	2,551
Net income for the year recognised directly in equity	-	-	1,589	1,589
Net profit for the year	-	6,017	-	6,017
Total recognised income and expense for the year	-	6,017	-	6,017
Issues of units	-	-	-	-
Capital raising costs	-	-	-	-
Distribution to unitholders	-	(16,010)	-	(16,010)
Balance as at 30 June 2008	145,644	(15,961)	2,608	132,291

The above Statement of Changes in Equity should be read in conjunction with the Notes to the Financial Statements set on pages 16 to 51.

Cash Flow Statement

For the year ended 30 June 2008

		Consolidated	Consolidated	Parent	Parent
	Note	30 June 2008	30 June 2007	30 June 2008	30 June 2007
		\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities					
Rental received		32,602	28,734	12,099	10,455
Interest received		1,106	447	777	231
Dividends received		42	101	42	101
Finance costs paid		(12,888)	(10,322)	(5,601)	(3,470)
Payments to suppliers		(2,805)	(3,253)	(1,518)	(1,323)
Income tax paid		(457)	-	-	-
Distributions received		-	-	10,462	10,169
Net cash flows from operating activities	10	17,600	15,707	16,261	16,163
Cash flows from investing activities					
Proceeds from disposal of property		18,194	5,970	18,194	5,970
Payment for vines, investment properties and developments		(42,913)	(4,920)	(39,670)	(2,834)
Proceeds received from repayment of loan notes		200	600	200	600
Proceeds received from disposal of available-for-sale assets		436	-	436	-
Payments to subsidiaries		-	-	(1,411)	(5,668)
Net cash flows from / (used in) investing activities		(24,083)	1,650	(22,251)	(1,932)
Cash flows from financing activities					
Finance costs - PICE units		-	(1,541)	-	(1,541)
Proceeds from borrowings		38,390	53,631	38,390	750
Repayment of borrowings		(8,410)	(54,115)	(8,410)	(1,925)
Payment for transaction costs		-	(9)	-	(9)
Distributions to unit holders		(15,876)	(13,130)	(15,876)	(13,130)
Net cash flows from / (used in) financing activities		14,104	(15,164)	14,104	(15,855)
Net increase/(decrease) in cash and cash equivalents		7,621	2,193	8,114	(1,624)
Net foreign exchange differences		(89)	(26)	-	8
Cash and cash equivalents at beginning of period		6,158	3,991	1,367	2,983
Cash and cash equivalents at end of period	10	13,690	6,158	9,481	1,367

The above Cash Flow Statement should be read in conjunction with the Notes to the Financial Statements set on pages 16 to 51.

Notes to the Financial Statements

For the year ended 30 June 2008

1 Trust information

The financial report for the year ended 30 June 2008 was authorised for issue in accordance with a resolution of the Directors dated 6 August 2008.

Challenger Wine Trust ("CWT" or "the Trust") is an Australian registered managed investment scheme and is publicly traded on the Australian Securities Exchange ("ASX").

The principal activity of the Trust during the year was to invest in a portfolio of high quality strategically located vineyards and wineries that are leased primarily to wine companies. The vineyards are located across Australia and New Zealand. The rental streams from the leases offer generally low risk income returns combined with capital growth.

2 Summary of significant accounting policies

The accounting policies which have been adopted in the preparation of the financial statements are stated to assist in a general understanding of this report.

(a) Basis of preparation

The financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Constitution, Corporations Act 2001, applicable Accounting Standards and other mandatory professional reporting requirements.

The financial report has also been prepared on an historical cost basis, except for investment properties, vines, winery land and buildings, derivative financial instruments and available for sale financial assets, which have been measured at fair value.

The accounting policies adopted in preparing these consolidated financial statements have been consistently applied by CWT unless otherwise specified.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000) unless otherwise stated under the option available to the Trust under ASIC Class Order 98/100. The trust is an entity to which the class order applies.

The financial report complies with Australian Accounting Standards and International Financial Reporting Standards ("IFRS").

A summary of the significant accounting policies of CWT under IFRS is disclosed below.

(b) Basis of consolidation

The consolidated financial statements comprise the financial statements of the CWT and its subsidiaries ("the Group").

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

In preparing the consolidated financial statements, all intercompany balances and transactions, including unrealised profits arising from intra-group transactions, have been eliminated in full.

Controlled entities are consolidated from the date on which the parent obtains control and cease to be consolidated from the date on which control is transferred out of CWT. Where loss of control over an entity occurs, the consolidated financial statements include the results for the part of the reporting period during which CWT had control.

(c) Accounting standards issued but not yet applicable

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

- AASB 8: Operating Segments. This is applicable for annual reporting periods beginning on or after 1 April 2009. The standard requires the Group to adopt the “management approach” to disclosing information about reportable segments. The current Group segment report is not significantly different to management presentations and so no major change is expected from the introduction of this standard in the 2009 accounts.
- AASB 101: Presentation of Financial Statements and AASB 2007-08 Amendments to Australian Accounting Standards arising from AASB 101. This is applicable for annual reporting periods beginning on or after 1 January 2009. This standard requires the presentation of a statement of comprehensive income which replaces the Income Statement and makes changes to the Statement of Changes in Equity. Any changes made with respect to a prior period adjustment or reclassification in the financial statement will require a third Balance Sheet as at the beginning of the comparative periods to be disclosed. The Group will need to reformat its Income Statement and Statement of Changes in Equity for its 30 June 2010 financial statements.
- AASB 3: Business Combinations and AASB 127: Consolidated and Separate Financial Statements and AASB 2008-3 Amendments to Australian Accounting standards arising from AASB 3 and AASB 127 (effective from 1 July 2009). The revisions to the standards apply prospectively to business combinations and will be effective for the 30 June 2010 financial year end. The main changes under the standards are that:
 - acquisition related costs are recognised as an expense in the income statement in the period they are incurred;
 - earn-outs and contingent considerations will be measured at fair value at the acquisition date, however re-measurement in the future will be recognised in the income statement;
 - step acquisitions, impacting equity interests held prior to control being obtained, are remeasured to fair value, with gains and losses being recognised in the income statement. Similarly where control is lost, any difference between the fair value of the residual holding and its carrying value is recognised in the income statement; and
 - while control is retained, transactions with minority interests would be treated as equity transactions.

(d) Change in valuation policy of CWT’s investment properties and vines

During the year the Directors changed the valuation policy for CWT’s investment properties and vines. Under the amended policy independent valuations of investment properties and vines are to be obtained at least once every 18 months from qualified valuers unless CWT’s management consider it more appropriate to obtain independent valuations of the portfolio more frequently. Previously valuations were to be obtained annually from qualified valuers.

At each reporting date CWT undertakes detailed internal valuations of each property which are supported by independent valuations in accordance with the valuation cycle. As a result of performing these detailed reviews the directors consider it appropriate to extend the valuation cycle which in turn benefits unitholders by reducing CWT’s operating expenses. There has been no impact on the profit and loss or balance sheet of CWT from this change in valuation policy during the year or in respect to previous periods.

Given the current market climate CWT’s management have exercised discretion and obtained external valuations of the entire property portfolio within the current financial year.

(e) Significant accounting judgements

The carrying amounts of certain assets and liabilities are often determined based on estimates and assumptions of future events. Other than the process for determining fair value of investment properties and vines as described in note 2(p) and 2(q), there are no key estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of CWT’s assets and liabilities within the next annual reporting period.

(f) Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue brought to account but not received at balance date is recognised as a receivable.

Rental income arising on investment properties is recognised in accordance with the provisions of the lease. The basic rent rate is increased annually at a rate not greater than CPI and in accordance with the terms of the lease. Contingent rental income is recognised as income in the periods in which it is earned. All rental income is recognised net of Goods and Services Tax (GST).

Interest income is recognised as interest accrues using the effective interest method.

Distribution and dividend income is recognised when the Group's right to receive the payment is established.

(g) Leases

Vineyards and wineries are leased to vineyard operators and / or wine companies under long-term contracts, typically for 10 year terms. Rentals are paid generally monthly or quarterly, based on a premium over bond rates. Leases are renewable at the lessee's option after the expiration of the initial lease term, in renewal periods of not less than 4 years.

Under the terms and conditions of the lease contract, lessees are responsible for the following:

- Payment of relevant rates, taxes and levies;
- Costs incurred to preserve and maintain the land and the vines growing in the land in accordance with best viticultural practice, including pruning, irrigation, fertilisation, etc;
- Expenditure on any additional plant that will remain the lessee's property;
- Maintenance, repair and replacement of items of a structural and or capital nature; and
- All operational costs related to the growing of grapes.

The Trust will reimburse the lessee for any agreed alterations and additions to the leased vineyards and wineries, with rental payments adjusted accordingly.

Lease agreements entered into with lessees over vineyard properties and wineries are considered to be operating leases given that the Group retains substantially all the risks and benefits of ownership of the leased assets. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset.

(h) Cash and cash equivalents

Cash and short-term deposits in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts.

(i) Trade and other receivables

Trade receivables, which generally have 30 day terms, are recognised and carried at original invoice amount less an allowance for any uncollectible amounts. An allowance for doubtful debts is made when there is objective evidence that the Group will not be able to collect the debt. Bad debts are written off when identified.

(j) Derivative financial instruments and hedging

The Group uses derivative financial instruments such as interest rate swaps to hedge its risks associated with interest rate fluctuations. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured to fair value. Derivatives are carried as assets when their fair value is positive and as liabilities when their fair value is negative.

Any gains or losses arising from changes in the fair value of derivatives, except for those that qualify as cash flow hedges, are taken directly to net profit or loss for the year.

The fair value of interest rate swap contracts are determined by reference to market values for similar instruments.

For the purpose of hedge accounting, hedges are classified as cash flow hedges when they hedge exposure to variability in cash flows that is attributable either to a particular risk associated with a recognised asset or liability or to a forecast transaction.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting and the risk management objectives and strategies for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item or transaction, the nature of the risk being hedged and how the entity will assess the hedging instrument's effectiveness in offsetting the exposure to changes in the hedged item's cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an ongoing basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the strict criteria for hedge accounting are accounted for as follows:

(i) Cash flow hedges

Cash flow hedges are hedges of the Group's exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction and that could affect profit or loss. The effective portion of the gain or loss on the hedging instrument is recognised directly in equity, while the ineffective portion is recognised in profit or loss.

Amounts taken to equity are transferred to the income statement when the hedged transaction affects profit or loss, such as when hedged income or expenses are recognised or when a forecast sale or purchase occurs. When the hedged item is the cost of a non-financial asset or liability, the amounts taken to equity are transferred to the initial carrying amount of the non-financial asset or liability.

If the forecast transaction is no longer expected to occur, amounts previously recognised in equity are transferred to the income statement. If the hedging instrument expires or is sold, terminated or exercised without replacement or rollover, or if its designation as a hedge is revoked, amounts previously recognised in equity remain in equity until the forecast transaction occurs. If the related transaction is not expected to occur, the amount is taken to the income statement.

(k) Derecognition of financial assets and financial liabilities

(i) Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- the rights to receive cash flows from the asset have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement; or
- the Group has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risk and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration received that the Group could be required to repay.

When continuing involvement takes the form of a written and/or purchased option (including a cash-settled option or similar provision) on the transferred asset, the extent of the Group's continuing involvement is the amount of the transferred asset that the Group may repurchase, except that in the case of a written put option (including a cash-settled option or similar provision) on an asset measured at fair value, the extent of the Group's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

(ii) Financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

(I) Impairment of financial assets

The Group assess at each balance sheet date whether a financial asset or group of financial assets is impaired.

(i) Financial assets carried at amortised cost

If there is objective evidence that an impairment loss on loans and receivables carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either directly or through use of an allowance account. The amount of the loss is recognised in profit or loss.

The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment of impairment.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. Any subsequent reversal of an impairment loss is recognised in profit or loss, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date.

(ii) Available-for-sale investments

If there is objective evidence that an available-for-sale investment is impaired, an amount comprising the difference between its cost (net of any principal repayment and amortisation) and its current fair value, less any impairment loss previously recognised in profit or loss, is transferred from equity to the income statement. Reversals of impairment losses for equity instruments classified as available-for-sale are not recognised in profit. Reversals of impairment losses for debt instruments are reversed through profit or loss if the increase in an instrument's fair value can be objectively related to an event occurring after the impairment loss was recognised in profit or loss.

(m) Foreign currency translation

Both the functional and presentation currency of Challenger Wine Trust and its Australian subsidiaries is Australian dollars. The functional currency of the New Zealand subsidiary (Delegat's Trust) is New Zealand dollars and is reported in Australian dollars.

Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date.

All exchange differences in the consolidated financial report are taken to profit or loss with the exception of differences on foreign currency borrowings that provide a hedge against a net investment in a foreign entity. These are taken directly to equity until the disposal of the net investment, at which time they are recognised in the profit or loss.

Tax charges and credits attributable to exchange differences on those borrowings are also recognised in equity.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction.

Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

As at the reporting date the assets and liabilities of the overseas subsidiary are translated into the presentation currency of Challenger Wine Trust at the rate of exchange ruling at the balance sheet date and the income statements are translated at the weighted average exchange rates for the year.

The exchange differences arising on the retranslation are taken directly to a separate component of equity.

On disposal of a foreign entity, the deferred cumulative amount recognised in equity relating to that particular foreign operation is recognised in profit or loss.

Exchange rates used

The following exchange rates are used in translating foreign currency transactions, balances and financial statements:

	30 June 2008 NZD	30 June 2007 NZD
Weighted average exchange rate	1.1690	1.1494
Spot rate at the balance date	1.2609	1.1014

(n) Income tax

Eligible investment business

Under current legislation the Trust undertakes activities of an 'eligible investment business', that is investing in land and vines for the purpose of, or primarily for the purpose of deriving rent, and is, therefore, taxed as a trust estate.

It is the opinion of the Directors that the Trust has not conducted activities outside of the scope of an eligible investment business during the financial year ended 30 June 2008.

Distributions to investors will be taxed as distributions of net income or corpus.

New Zealand tax payable

One of the Group's wholly owned entities, Delegat's Trust, is treated as a company for New Zealand tax purposes as deriving rental income from New Zealand property is deemed to be taxable income of the trustee. As a result Delegat's Trust is required to calculate and pay tax in New Zealand at the New Zealand company tax rate (33%). Any tax paid by Delegat's Trust will be passed through to the unitholders of CWT as foreign tax credits in the year that the tax is paid.

(o) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

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

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

(p) Investment properties

Investment properties, which include land, buildings, integral infrastructure and water rights that are not able to be separately identified from properties and with no market defined cost base are measured initially at cost including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the balance date. Gains or losses arising from changes in the fair values of investment properties are recognised in profit or loss in the year in which they arise.

Independent valuations of investment properties are obtained at least once every 18 months from qualified valuers. The valuations have been completed in accordance with AASB 140 *Investment Property* and the fair value definitions, and the IFRS determination that fair value may be assessed utilising a discounted cash flow approach. The Directors of the Responsible Entity make reference to these independent valuations when assessing the fair value of investment properties at each reporting date. Gains or losses arising from changes in the fair values of investment properties are recognised in profit or loss in the year in which they arise.

Water rights are included in investment properties when they are not legally separate from such properties and for which there is no market against which cost can be reliably determined.

The majority of CWT's leases include an option or right of first refusal for the lessee to purchase the property back from CWT during the option term, which is generally at the end of the lease or, if at any time during the lease period, CWT wishes to dispose of the property. The option deed is integrally linked to the underlying lease of the property and therefore forms part of the fair value consideration supplied by the independent valuer. As a result these options are not considered to be embedded derivatives and are not recognised separately from the properties.

(q) Vines

Vines are initially recorded at cost including transaction costs. Subsequent to initial recognition the vines are stated at fair value. Gains or losses arising from changes in the fair values of vines are recognised in profit or loss in the year in which they arise.

Independent valuations of vineyards are obtained at least once every 18 months from suitably qualified valuers. The valuations have been completed in accordance with AASB 141 *Agriculture* and the fair value definitions, and the IFRS determination that fair value may be assessed utilising a discounted cash flow approach. The Directors of the Responsible Entity make reference to these independent valuations when assessing the fair value of vines at each reporting date.

(r) Plant and equipment

Winery plant and equipment is stated at historical cost, including relevant transactions costs, less accumulated depreciation and any accumulated impairment losses.

Impairment

At each reporting date the Group assesses whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of its fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets and the asset's value in use cannot be estimated to be close to its fair value. In such cases the asset is tested for impairment as part of the cash-generating unit to which it belongs. When the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset or cash-generating unit is considered impaired and is written down to its recoverable amount.

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 risk specific to the asset. Impairment losses relating to continuing operations are recognised in those expense categories consistent with the function of the impaired asset unless the asset is carried at revalued amount (in which case the impairment loss is treated as a revaluation decrease).

An assessment is also made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss. After such a reversal the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

(s) Depreciation

Investment properties and Vines (including integral infrastructure and water rights) are not required to be depreciated as per AASB140 *Investment properties* and AASB141 *Agriculture* respectively. Winery plant and equipment are depreciated, on a straight-line basis, over their expected useful life. Major depreciation periods are:

	2008	2007
Fermentation and storage	20-25 years	20-25 years
Winery buildings	40 years	40 years
Winery plant	7.5-15 years	7.5-15 years

(t) Investments and other financial assets

Financial assets in the scope of AASB 139 *Financial Instruments: Recognition and Measurement* are classified as either financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, or available-for-sale investments, as appropriate. When financial assets are recognised initially, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transactions costs. The Group determines the classification of its financial assets after initial recognition and, when allowed and appropriate, re-evaluates this designation at each financial year-end.

(i) Available-for-sale investments

Available-for-sale investments are those non-derivative financial assets that are designated as available-for-sale. After initial recognition available-for-sale investments are measured at fair value with gains or losses being recognised as a separate component of equity until the investment is derecognised or until the investment is determined to be impaired, at which time the cumulative gain or loss previously reported in equity is recognised in profit or loss.

(ii) Loan notes

Loan notes are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are carried at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the loans are derecognised or impaired, as well as through the amortisation process.

(iii) Units in controlled entities

Units held by the parent in controlled entities are carried at cost.

(u) Intangible assets

(i) Separable and tradeable water rights

Separable and tradeable water rights, which are included in intangible assets, provide the owner with an allocation of irrigation water for as long as the rights are held. Separable and tradeable water rights are able to be legally separated from properties and are able to be traded.

Separable and tradeable water rights are recognised at cost less impairment losses. The cost is not amortised as the water licences have indefinite useful lives.

Due to the water rights being used for the provision of permanent planting of crops (vines) these water rights are held to support the vines and not for regular trading purposes.

(v) Trade and other payables

Trade and other payables are carried at amortised cost and represent liabilities for goods and services provided to the Group prior to the end of the financial year that are unpaid and arise when the Group becomes obliged to make future payments in respect of the purchase of the goods and services.

(w) Interest-bearing loans and borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Gains and losses are recognised in profit or loss when the liabilities are derecognised.

Borrowing costs are recognised as an expense when incurred.

(x) Contributed equity

Ordinary units are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(y) Earnings per unit

Basic earnings per unit is calculated as net profit attributable to unitholders of the parent, adjusted to exclude any costs of servicing equity (other than distributions) and PICE distributions, divided by the weighted average number of ordinary units.

3 Segment information

The Group operates entirely within Australasia, investing in vineyard properties and wine infrastructure assets for lease to vineyard and winery operators.

There are no distinguishable business segments or geographical segments within the Trust that are subject to a different risk and return.

4 Financial risk management

The Group's activities expose it to a variety of financial risks:

- Market risk (including currency risk and interest rate risk);
- Credit risk; and
- Liquidity risk.

The Responsible Entity believes that the management of financial risks is fundamental to CWT's operations and to building unitholder value. The Board is responsible for CWT's risk management strategy and management is responsible for implementing the Board's strategy and for developing policies and procedures to identify, manage and mitigate risks across CWT's operations.

The Responsible Entity as a subsidiary of Challenger Financial Services Group (CFSG) is subject to periodic review by the CFSG internal audit function.

The Board has adopted the CFSG Operational Risk Framework and formal policies in respect of compliance and operational risk management. Risks at both the Responsible Entity and CWT level are managed through the CFSG Operational Risk framework and include:

- regulatory and reporting risks;
- financial risks (such as liquidity, interest rate, currency and investment);
- legal risks (such as contract enforceability, covenants);
- operational risks (such as people, processes, infrastructure, technology); and
- reputation risk (such as investor relations, media management).

At the time of approving the financial statements of CWT, the Board requires representation letters from management addressing risk management and internal compliance and controls relevant to risk.

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of CWT's business. Derivative financial instruments are used to hedge exposures to fluctuations in interest rates. Instruments used include interest rate swap contracts.

All interest rate derivative financial instruments held within CWT are stated at fair value with any gains or losses arising from changes in fair value being taken directly to equity for the year. CWT has elected to undertake the hedge accounting treatment available under AASB 139 for its derivative financial instruments.

Financial risks impact the financial assets and liabilities of CWT. CWT's principal financial instruments, other than derivatives, comprise cash and cash equivalents, receivables, payables and interest bearing liabilities.

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial instruments are disclosed in Note 2.

(a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Market risk comprises (amongst others) various types of risk including interest rate risk (due to fluctuations in interest rates) and currency risk (due to fluctuations in foreign exchange rates).

(i) Interest rate risk

Interest rate risk is the risk to CWT's earnings arising from movements in the interest rates, including changes in the absolute levels of interest rates, the shape of the yield curve, the margin between the different yield curves and the volatility of the interest rates.

Financial instruments with floating rate interest expose CWT to cash flow interest rate risk.

It is the CWT's policy to manage the impact of interest rate movements on its debt servicing capacity, profitability and business requirements by entering into interest rate derivatives.

The purpose of using derivative financial instruments is to minimise financial risk from movements in interest rates. CWT's exposure to interest rate risk arises predominantly from liabilities bearing variable interest rates.

Hedging activity is performed using interest rate swaps. A swap transaction obliges the two parties to the contract to exchange a series of cash flows at specified intervals known as payment or settlement dates.

CWT's policy is to enter into interest rate derivatives to effectively hedge a minimum of 60% of its borrowings over the life of the underlying lease from exposure to movements in interest rates.

At 30 June 2008 CWT has entered into interest rate derivatives to effectively hedge 100% of its exposure to movements in interest rates. The contracts require settlement of net interest receivable or payable on a quarterly basis. These derivative instruments have been designated as effective hedges and formal documentation of the hedging relationship has been maintained. CWT's derivative instruments are assessed on an ongoing basis and have been determined to be highly effective throughout the reporting periods for which they have been designated as effective. As a result of being an effective hedge any gains or losses from the changes in fair value of these derivative instruments are recognised directly in equity.

(ii) Currency risk

The consolidated entity's exposure to foreign currency risk relates primarily to revenue, expenses, investment properties, borrowings, other assets and other liabilities that are denominated in New Zealand dollars. CWT manages these exposures by borrowing in foreign currency to provide a hedge against a net investment in a foreign entity.

Capital hedge

CWT has a policy to implement a natural capital hedge of a minimum of 90% of the total equity of the Fund that is invested in foreign currency denominated assets by borrowing in the same foreign currency to insulate against movements in exchange rates, both favourable and unfavourable. At 30 June 2008 CWT has naturally hedged 92.4% (2007: 96.8%) of its foreign currency exposure.

(b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss to the other party by failing to discharge an obligation. CWT aims to ensure that at all times it has appropriate credit risk management in place and that the Board and senior management are appropriately informed of the Group's credit risks.

CWT's approach to credit management utilises a credit risk framework to ensure that the following principals are adhered to:

- independence from the fund manager;
- appropriate segregation practices in place to avoid conflicts of interest;
- credit exposures are systematically controlled and monitored;
- credit exposures are regularly reviewed in accordance with existing credit procedures;
- credit personnel are appropriately qualified and experienced; and
- credit exposures include such exposures arising from derivative transactions.

CWT makes primary use of both external and internal ratings. Internal ratings are expressed on the basis of S&P rating definitions. Where an external rating is available (predominantly from Standard & Poor's, Moody's or Fitch), the internal rating will ordinarily be no greater than the lowest external rating assigned.

The credit risk in respect of derivative transactions is mitigated by entering into trades with counterparties with an A rating or above.

CWT minimises concentration of credit risk in relation to trade receivables by ensuring no more than 40% of the property portfolio shall be let by one tenant and providing leases only to tenants who are considered creditworthy third parties. It is CWT's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, rent receivable balances are monitored on an ongoing basis to ensure the Group's exposure to bad debts is managed through normal payment terms and review of any rental in arrears.

(c) Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet cash commitments associated with financial instruments. This may result from either:

- the inability to recover or settle financial assets at their face values or at all; or
- a counterparty failing on repayment of a contractual obligation; or
- the inability to generate cash inflows as anticipated.

CWT aims to ensure that it has sufficient liquidity to meet its obligations on a short term and medium term basis. In setting the level of sufficient liquidity, CWT considers new asset purchases and equity origination in addition to current contracted obligations. In summary CWT considers:

- minimum cash requirements;
- cash flow forecasts;
- acquisition and disposal pipeline; and
- cash mismatches by maturity.

5 Other income

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Other income				
Interest income	809	404	480	188
Interest income - wholly owned group entities	-	-	1,733	1,740
Dividend income	42	101	42	101
Distributions received - wholly owned group entities	-	-	8,731	8,428
Realised gains from closing hedged positions	297	-	297	-
Realised foreign exchange gains	-	-	-	10
	1,148	505	11,283	10,467

6 Expenses

Note	Consolidated	Consolidated	Parent	Parent
	30 June 2008 \$'000	30 June 2007 \$'000	30 June 2008 \$'000	30 June 2007 \$'000
Finance costs				
Interest expense - bank borrowings	12,526	10,471	5,445	3,413
Interest expense - PICE Units	-	1,156	-	1,156
	12,526	11,627	5,445	4,569
Operating expenses				
Custodian fees	93	105	93	81
Consultant fees	267	350	181	200
Auditor's remuneration	26 67	84	67	84
Depreciation	210	385	210	385
Realised foreign exchange losses	4	26	4	-
Write-off of loan notes	197	-	197	-
Other costs	457	248	428	241
	1,295	1,198	1,180	991

7 Income tax expense

	Consolidated	Consolidated	Parent	Parent
	30 June 2008 \$'000	30 June 2007 \$'000	30 June 2008 \$'000	30 June 2007 \$'000
Income tax expense				
New Zealand income tax expense	457	-	-	-
	457	-	-	-

New Zealand tax payable

One of the Group's wholly owned entities, Delegat's Trust, is treated as a company for New Zealand tax purposes as deriving rental income from New Zealand property is deemed to be taxable income of the trustee. During the year the tax paid by Delegat's Trust was \$456,994 (2007: nil). The tax paid by Delegat's Trust will be passed through to the unitholders of CWT as foreign tax credits in the year that the tax is paid. A reconciliation of the New Zealand income tax expense is provided in the table below:

	Consolidated	Consolidated
	30 June 2008 \$'000	30 June 2007 \$'000
(a) Reconciliation of New Zealand income tax expense		
Profit for the year (Delegat's Trust)	1,792	1,827
At the New Zealand statutory company tax rate of 33% (2007: 33%)	591	603
<i>Adjustments for:</i>		
Amortisation of facility establishment costs	2	3
Depreciation of investment properties	(293)	(340)
Foreign sourced interest income	(14)	(13)
Carried forward tax losses utilised	-	(82)
Income tax expense paid in subsequent reporting period	-	(171)
Income tax paid in current year relating to prior year	171	-
New Zealand income tax expense*	457	-

*: NZD income tax expense has been converted at the spot rate prevailing on the day of payment being 1.2639 (2007: 1.1665).

8 Distributions paid and proposed

The following distributions are paid or payable for the period ended 30 June 2008:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Distributions proposed and recognised for ordinary unitholders as a liability at year end	4,026	3,892	4,026	3,892
Distributions paid during the year	11,984	10,434	11,984	10,434
Total distributions paid or payable from current year profits	16,010	14,326	16,010	14,326
Prior year distributions paid during the year from prior year profits	3,892	3,519	3,892	3,519

9 Earnings per unit

The following reflects the income and unit data used in the basic and diluted earnings per unit computations:

	Consolidated	Consolidated
	30 June 2008	30 June 2007
	\$'000	\$'000
Net profit attributable to ordinary unitholders of the parent (used in calculating basic and diluted EPU)	13,534	7,875
	Thousands	Thousands
Weighted average number of ordinary units for basic and diluted earnings per unit	170,313	156,172

There have been no other transactions involving ordinary units or potential ordinary units between the reporting date and the date of completion of these financial statements.

10 Cash and cash equivalents

For the purpose of the Cash Flow Statement, cash and cash equivalents comprise the following at year end:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Cash at bank and in hand	1,950	3,907	350	1,363
Term deposits	11,740	2,251	9,131	4
Total cash and cash equivalents	13,690	6,158	9,481	1,367

Cash at bank earns interest at floating rates based on daily bank deposit rates.

Short-term deposits are made for varying periods of between seven days and three months, depending on the immediate cash requirements of the Group and earn interest at the respective short-term deposit rates.

(a) Reconciliation of net profit to net cash flows from operations

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Net profit	13,534	7,875	6,017	14,708
Adjustments for:				
<i>Non-cash items:</i>				
Depreciation of non-current assets	210	385	210	385
Amortisation of facility establishment costs	209	138	86	29
Loan notes written-off	196	-	196	-
Unrealised losses from currency fluctuations	-	26	1,988	(1,516)
Impairment of non-current assets	1,437	-	1,437	-
Net fair value movement in non current assets	2,266	6,456	7,795	1,139
<i>Items classified as investing activities:</i>				
Realised gain on sale of available for sale assets	(389)	-	(389)	-
Net gains from sale of investment property	(838)	-	(838)	-
<i>Items classified as financing activities:</i>				
Facility establishment costs paid	(173)	-	(101)	-
PICE units - finance costs classified as finance activities	-	1,156	-	1,156
Changes in assets and liabilities				
Decrease / (increase) in trade and other receivables	647	(437)	(347)	212
Increase / (decrease) in unearned income	423	157	(99)	153
Increase / (decrease) in trade and other payables	78	(49)	306	(103)
Net cash flows from operating activities	17,600	15,707	16,261	16,163

(b) Non-cash financing activities

Non-cash and financing activities during the year on normal terms and conditions include:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Reinvestment of ordinary unitholders' distributions	-	806	-	806
Reinvestment of PICE unitholders' distributions	-	18	-	18
	-	824	-	824

(c) Disclosure of financing facilities

Refer to Note 22.

11 Trade and other receivables

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Trade receivables (i)	-	666	-	44
Allowances for impairment losses	-	-	-	-
	-	666	-	44
Accrued rental income	369	364	369	364
Accrued interest receivable	33	-	22	-
Other receivables	4	-	-	-
Receivables from subsidiaries (ii)	-	-	1,241	899
Total trade and other receivables	406	1,030	1,632	1,307

- (i) Trade receivables are non-interest bearing and generally 30 day terms. An allowance for doubtful debts is made when there is objective evidence that a trade receivable is impaired. No allowances have been recognised as an expense for the current year.
- (ii) Receivable from subsidiaries is comprised of interest charged on convertible notes issued by the parent entity to applicable subsidiaries and equity distributions.

12 Prepayments

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Prepaid interest	99	-	99	-
Other prepayments	-	122	-	77
Total prepayments	99	122	99	77

13 Other financial assets

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Non-current				
Loan notes (i)	-	397	-	397
Units in controlled entities at cost	-	-	20,693	20,693
	-	397	20,693	21,090

(i) \$200,000 of the loan notes receivable were repaid early during the year with the balance of loan notes receivable written-off.

14 Available-for-sale assets

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
At fair value				
Shares - unlisted at fair value (i)	-	500	-	500
Convertible notes in controlled entities	-	-	75,057	75,941
	-	500	75,057	76,441

(i) Available-for-sale investments consist of investments in ordinary shares, and therefore have no fixed maturity date or coupon rate.

The fair value of the unlisted available-for-sale investments is estimated using valuation techniques based on assumptions that are not supported by observable market prices or rates. Management believes the estimated fair values resulting from the valuation techniques and recorded in the balance sheet and the related changes in fair values recorded in the income statement are reasonable and the most appropriate at the balance sheet date.

All of the ordinary shares held as investments by CWT were disposed during the year resulting in a realised gain on sale of \$389,003.

15 Investment properties

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Investment properties				
Beginning of the year at fair value	161,358	160,674	42,042	45,617
Additions	21,982	-	20,915	-
Disposals	(8,405)	(5,970)	(8,405)	(5,970)
Foreign currency fluctuations	(6,486)	4,871	-	-
Assets transferred to intangible assets at fair value	(945)	-	(945)	-
Net fair value movement	(30,379)	5,437	(7,743)	6,049
Assets derecognised from a disposal group classified as held for sale	478	-	478	-
Assets included in a disposal group classified as held for sale	-	(3,654)	-	(3,654)
End of the year at fair value	137,603	161,358	46,342	42,042

Revaluation of investment properties

Investment properties, which include land, buildings, integral infrastructure and water rights that are not able to be separately identified from properties and with no market defined cost base are stated at fair value which has been determined based on independent valuations from accredited industry valuers who are specialists in valuing these types of investment properties. The independent valuations are obtained from qualified valuers at least once every 18 months. The Directors of the Responsible Entity make reference to these independent valuations when assessing the fair value of investment properties at each reporting date.

Assets pledged as security

First mortgages have been granted as security for bank loans (Note 22) over all investment properties and vines. The terms of the first mortgages preclude the assets being sold or being used as security for further mortgages without the permission of the first mortgage holder.

16 Vines

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Vines				
Beginning of the year at fair value	94,991	103,727	26,222	34,874
Additions	14,156	2,252	13,520	167
Disposals	(4,738)	-	(4,738)	-
Foreign currency fluctuations	(3,296)	2,533	-	-
Net fair value movement	29,206	(11,893)	1,041	(7,191)
Assets included in a disposal group classified as held for sale	-	(1,628)	-	(1,628)
End of the year at fair value	130,319	94,991	36,045	26,222

Revaluation of vines

Independent valuations of vineyard properties are obtained at least once every 18 months from suitably qualified valuers. The Directors' valuations of vines are determined by discounting the expected future cash flows from the vines.

Assets pledged as security

First mortgages have been granted as security for bank loans (Note 22) over all investment properties and vines. The terms of the first mortgages preclude the assets being sold or being used as security for further mortgages without the permission of the first mortgage holder.

17 Intangible assets

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Intangible assets (separable and tradeable water rights)				
Beginning of the year at cost less impairment losses	16,995	15,827	5,111	3,943
Additions	6,748	1,168	5,208	1,168
Disposals	(2,209)	-	(2,209)	-
Assets transferred from investment properties at cost	302	-	302	-
Allowances for impairment losses	-	-	-	-
End of the year at cost less impairment losses	21,836	16,995	8,412	5,111

Separable and tradeable water rights

Separable and tradeable water rights, which are included in intangible assets, provide the owner with an allocation of irrigation water for as long as the rights are held. Separable and tradeable water rights are able to be legally separated from properties and are able to be traded. Separable and tradeable water rights are recognised at cost less impairment losses. The cost is not amortised as the water licences are considered to have indefinite useful lives.

The below table provides a summary of the fair value and carrying value of water rights owned by the Trust:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Intangible assets (separable and tradeable water rights)				
Water rights at fair value (as assessed by independent & directors' valuations)	30,214	21,242	11,447	6,203
Fair value movements not recognised due to carrying water rights at cost	(8,378)	(4,247)	(3,035)	(1,092)
Water rights at cost less impairment losses	21,836	16,995	8,412	5,111

18 Plant and equipment

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Winery Plant and Equipment				
Beginning of the year at net carrying value	4,954	7,016	4,954	7,016
Additions (at cost)	27	1,732	27	1,732
Disposals (WDV)	-	-	-	-
Depreciation for the year	(210)	(385)	(210)	(385)
Allowances for impairment losses	(1,437)	-	(1,437)	-
Assets re-recognised from a disposal group classified as held for sale (i)	3,409	-	3,409	-
Assets included in a disposal group classified as held for sale	-	(3,409)	-	(3,409)
End of the year at net carrying value	6,743	4,954	6,743	4,954

(i) Refer to Note 20(a)(ii)

	Consolidated	Consolidated	Parent	Parent
	Winery P&E	Winery P&E	Winery P&E	Winery P&E
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Cost	9,614	5,157	9,614	5,157
Less: Accumulated impairment write-downs	(1,437)	-	(1,437)	-
Less: Accumulated depreciation	(1,434)	(203)	(1,434)	(203)
Net carrying amount	6,743	4,954	6,743	4,954

19 Investment properties, vines, intangible assets, assets of a disposal group classified as held for sale and plant and equipment

Details of the investment properties, vines, intangible assets, assets of a disposal group classified as held for sale and plant and equipment are presented below:

Description	Acquisition date	Country	Date of latest independent valuation	30 June 2008 Fair value \$'000	30 June 2007 Fair value \$'000	30 June 2008 Carrying value \$'000	30 June 2007 Carrying value \$'000
Corryton Park Vineyard (vii)	Feb 1998	Australia	Jun 2008	3,000	3,100	3,000	3,100
Summers Hill Vineyard (vii)	Feb 1998	Australia	Dec 2007	1,450	1,500	1,450	1,500
Bethany Creek & Vine Vale Vineyards (vii)	Oct 1998	Australia	Jun 2008	1,400	1,700	1,400	1,700
Cowra Station Vineyard (ii)	Oct 1998	Australia	Jun 2008	1,600	3,500	1,600	3,500
Waikerie Vineyard (vii)	Oct 1998	Australia	Dec 2007	2,000	1,900	1,829	1,900
Dalswinton & Inglewood Vineyards (i)	Jul 1999	Australia	Jun 2008	3,525	5,700	2,882	5,700
Boh River Vineyard	Jun 2000	Australia	Sold Dec 2007	-	10,086	-	9,452
Gundagai Vineyard (iv)	Sep 2000	Australia	Jun 2008	12,900	16,022	12,018	15,564
Schubert's Vineyard (vii)	Jul 2001	Australia	Dec 2007	6,600	6,200	6,600	6,200
Hermitage Road Winery (vi)	Oct 2001	Australia	Jun 2008	3,200	3,887	3,200	3,887
Chapel Vineyard (vii)	Dec 2001	Australia	Dec 2007	2,625	2,800	2,625	2,800
Cocoparra & Woods Vineyards (vi)	Apr 2003	Australia	Dec 2007	12,000	9,750	10,961	9,750
Gnangara Vineyard	Apr 2003	Australia	Sold Dec 2007	-	5,900	-	5,900
Poole's Rock Vineyard & Winery (viii)	Nov 2004	Australia	Dec 2007	7,253	7,463	7,253	7,463
Whitton Vineyard (vi)	Apr 2005	Australia	Dec 2007	4,422	3,800	4,123	3,800
Miamba Vineyards (vii)	Aug 2007	Australia	Jun 2008	12,100	-	12,100	-
Stephendale Vineyard (iii)	Sep 2007	Australia	Jun 2008	26,500	-	26,500	-
Total held by parent entity before held for sale properties				100,575	83,308	97,541	82,216
Sandy Hollow Vineyard (i)	Nov 1998	Australia	Jun 2008	2,350	2,800	2,350	2,800
Trillian's Hill Vineyard	Jun 2002	Australia	Sold Jan 2008	-	1,100	-	1,100
Grande Junction Vineyard	Jun 2005	Australia	Sold Nov 2007	-	904	-	904
Total held for sale assets				2,350	4,804	2,350	4,804
Total held by parent entity				102,925	88,112	99,891	87,020
Sirens Estate Vineyard (iv)	Oct 2002	Australia	Dec 2007	3,300	3,221	3,300	3,221
Del Rios Vineyard (vi)	Jun 2003	Australia	Jun 2008	55,000	50,000	53,692	50,000
Balranald Vineyard (vi) (ix)	Dec 2003	Australia	Jun 2008	25,000	22,500	22,004	21,156
Qualco East Vineyard (vi)	Dec 2003	Australia	Jun 2008	8,100	8,600	7,060	6,789
Richmond Grove & Lawsons Vineyards (vii)	Dec 2003	Australia	Jun 2008	41,900	43,500	41,900	43,500
Crownthorpe Vineyard (v)	Apr 2001	New Zealand	Jun 2008	26,743	27,669	26,743	27,669
Gimblett Vineyards (v)	Apr 2001	New Zealand	Jun 2008	6,501	6,696	6,501	6,696
Dashwood Vineyard (v)	Oct 2002	New Zealand	Jun 2008	21,501	23,259	21,501	23,259
Rarangi Vineyard (v)	Jun 2004	New Zealand	Jun 2008	16,259	17,679	16,259	17,679
Total held by controlled entities				204,304	203,124	198,960	199,969
Total consolidated				307,229	291,236	298,851	286,989
Variance between carrying value and fair value at period end (x)						(8,378)	(4,247)

	Consolidated	Consolidated
	1 Jul 2007 - 30 Jun 2008 \$'000	1 Jul 2006 - 30 Jun 2007 \$'000
Reconciliation of the movement in the variance between carrying value and fair value for the period:		
Opening variance at beginning of the year	(4,247)	(2,343)
Disposal of Boh River Vineyard during the year	634	-
(Decrease) in carrying value during the year due to recognising intangible assets at cost	(4,765)	(1,904)
Closing variance between carrying value and fair value of investment properties	(8,378)	(4,247)

The Directors have assessed fair value by reference to the following valuers' valuations as described in Notes 2(p) and 2(q).

- (i) As valued by Robin Gardner, F.A.P.I., Certified Practising Valuer of Herron Todd White.
- (ii) As valued by David Sullivan, A.A.P.I., Certified Practising Valuer of Herron Todd White.
- (iii) As valued by John Carbone, Certified Practising Valuer of MIA Valuers Pty Ltd.
- (iv) As valued by Alex Thamm, B.Bus (Prop), A.A.P.I., Agri Valuation & Advisory Certified Practising Valuer, Qualified Agent and Conveyancer, of Colliers International Consultancy and Valuation Pty Ltd.
- (v) As valued by Boyd Gross, B. Agr. (Rural Val), Dip. Bus. Std., A.N.Z.I.V., of Logan Stone.
- (vi) As valued by Angus Barrinton-Case, B. Bus (Prop), A.A.P.I., Agri Valuation & Advisory Certified Practising Valuer, of Colliers International Consultancy and Valuation Pty Ltd.
- (vii) As valued by Jason Oster, B. Bus. Prop. (Val.), A.A.P.I., Dip. App. Sc. (Farm Management), Certified Practising Valuer of Knight Frank.
- (viii) Held at Directors' valuation with guidance from Angus Barrinton-Case, B. Bus (Prop), A.A.P.I., Agri Valuation & Advisory Certified Practising Valuer, of Colliers International Consultancy and Valuation Pty Ltd.
- (ix) Additional Balranald Lots 8 and 13 acquired in December 2007 for \$3.150 million.
- (x) Variance between carrying value and fair value at year end relates to intangible assets (water rights) carried at cost. Refer to further discussion in Note 19(a).

The reconciliation of the consolidated carrying values for the combined investment properties, vines, intangible assets, assets of a disposal group classified as held for sale and plant and equipment is detailed below:

	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000
Carrying value at the beginning of the year	286,989	287,244
Additions	42,913	5,152
Disposals	(17,356)	(5,970)
Depreciation for the year	(210)	(385)
Foreign currency fluctuations	(9,782)	7,404
Impairment of non-current assets	(1,437)	-
Net fair value movement (i)	(2,266)	(6,456)
Carrying value at the end of the year	298,851	286,989
(i) Net fair value movement for the year consists of:		
Increase / (decrease) from revaluation of non-current assets	2,499	(4,552)
(Decrease) in carrying value due to recognising intangible assets at cost	(4,765)	(1,904)
	(2,266)	(6,456)

(a) Definition of fair value and carrying value of CWT properties

(i) Fair Value

The fair value of CWT's properties represents the amount at which the assets could be exchanged between a knowledgeable willing but not anxious buyer and a knowledgeable willing but not anxious seller in an arm's length transaction at the date of valuation, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases. In determining fair value, the independent valuers or the directors have reviewed comparable sales as well as discounted the expected net cash flows applicable to each property to their present value using a market determined, risk-adjusted discount rate applicable to the respective asset.

The fair value of CWT's properties at 30 June 2008 is \$307.2 million (2007: \$291.2 million) which includes intangible assets (separable and tradeable water rights) carried at fair value.

(ii) Carrying Value

The carrying value of the Trust's assets is determined as the fair value of the property as describe in Note 19(a)(i) adjusted for any fair value movements in intangible assets (separable and tradeable water rights), which are carried at cost. The carrying value of CWT's properties at 30 June 2008 is \$298.9 million (2007: \$287.0 million) which includes intangible assets (separable and tradeable water rights) carried at cost.

The variance between the fair value and the carrying value of CWT's properties at 30 June 2008 is \$8.4 million (2007: \$4.2 million). This variance is the gain in the fair value of CWT's separable and tradeable water rights which has not been recognised in the Trust's income statement due to carrying intangible assets at cost.

20 Assets & liabilities of a disposal group classified as held for sale

(a) Details of assets held for sale

(i) Sandy Hollow Vineyard

The Sandy Hollow Vineyard was classified as held for sale at 30 June 2007. CWT management still continue to actively market the property for sale with the intention of disposing the property within the next 12 months. It has therefore been deemed appropriate to continue to recognise the property as held for sale at 30 June 2008. The current lease is due to expire in April 2009 and the lessee, Australian Vintage Ltd, has indicated that it will not be renewing the lease or exercising their option to purchase the property at the end of the lease term. The property has been independently valued at 30 June 2008 resulting in a write down in the fair value of the property to \$2.35 million.

(ii) Hermitage Road Winery

CWT management has undertaken a review of the Hermitage Road Winery and has determined that as a result of the current market conditions in the Hunter Valley region it would be more beneficial to unitholders to attempt to lease the property rather than continuing to market the property for sale. The property has therefore been withdrawn from being actively marketed for sale and management has targeted separately leasing the facilities on the property. Accordingly the property has been derecognised from assets of a disposal group classified as held for sale and is re-recognised in investment properties and plant and equipment. The property has been independently valued at 30 June 2008 resulting in an impairment write-down of \$1.4 million against the plant and equipment and an increase in the fair value of investment properties of \$0.7m.

The following table includes a summary of the properties classified as held for sale:

Description	Acquisition date	Country	Date of latest independent valuation	30 June 2008 Carrying value \$'000	30 June 2007 Carrying value \$'000
Sandy Hollow Vineyard	Nov 1998	Australia	Jun 2008	2,350	2,800
Hermitage Road Winery	Oct 2001	Australia	Jun 2008	-	3,887
Trillians Hill Vineyard	Jun 2002	Australia	Sold Jan 2008	-	1,100
Grande Junction Vineyard	Jun 2005	Australia	Sold Nov 2007	-	904
				2,350	8,691

(b) Assets and liabilities classified as held for sale

The major classes of assets and liabilities held for sale at 30 June 2008 are as follows:

	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000	Parent 30 June 2008 \$'000	Parent 30 June 2007 \$'000
Assets				
Investment properties	2,150	3,654	2,150	3,654
Vines	200	1,628	200	1,628
Plant and equipment	-	3,409	-	3,409
Assets of a disposal group classified as held for sale	2,350	8,691	2,350	8,691
Liabilities				
Interest-bearing loans & borrowings	(1,941)	(2,366)	(1,941)	(2,366)
Liabilities directly associated with the assets classified as held for sale	(1,941)	(2,366)	(1,941)	(2,366)
Net assets attributable to a disposal group classified as held for sale	409	6,325	409	6,325

21 Trade and other payables

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Trade payables	2,112	2,034	1,293	987
	2,112	2,034	1,293	987

22 Interest-bearing loans and borrowings

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Current				
Bank bill facilities	-	-	-	-
	-	-	-	-
Non-current				
Bank bill facilities	153,054	132,027	69,736	39,654
	153,054	132,027	69,736	39,654
Total interest-bearing liabilities associated with continuing operations	153,054	132,027	69,736	39,654
Liabilities directly associated with the assets classified as held for sale	1,941	2,366	1,941	2,366
Total interest-bearing loans and borrowings	154,995	134,393	71,677	42,020
<i>Interest-bearing loans and borrowings by currency:</i>				
AUD borrowings	89,965	59,947	69,536	39,569
NZD borrowings*	65,030	74,446	2,141	2,451
Total interest-bearing loans and borrowings	154,995	134,393	71,677	42,020

*: NZD interest bearing loans and borrowings converted at the 30 June 2008 AUD / NZD spot rate of 1.2609 (2007: 1.1014).

On 28 May 2008 CWT completed the re-financing of its interest bearing liabilities. The combined Australian and New Zealand dollar borrowing facilities totalling \$166.3 million were arranged through CWT's two existing Australian banks. The maturity dates of the new facilities are staggered between 2011 and 2012.

Unless otherwise disclosed, the carrying amount of CWT's current and non-current borrowings approximate their fair value. During the current and prior year, there were no defaults or breaches on any of the loans.

Assets pledged as security

First mortgages have been granted as security for bank loans over investment properties. The fair value pledged as security is \$307.2 million (2007: \$287.3 million). The terms of the first mortgages preclude the assets being sold or being used as security for further mortgages without the permission of the first mortgage holder.

Financing facilities available

At reporting date, the following financing facilities had been negotiated and were available.

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Total facilities:				
Bank overdraft	30	30	30	30
Secured bank bills	166,290	138,865	73,141	46,405
	166,320	138,895	73,171	46,435
Facilities used at reporting date				
Bank overdraft	-	-	-	-
Secured bank bills	154,995	134,393	71,677	42,020
	154,995	134,393	71,677	42,020
Facilities unused at reporting date				
Bank overdraft	30	30	30	30
Secured bank bills	11,295	4,472	1,464	4,385
	11,325	4,502	1,494	4,415

Bank overdraft

The bank overdraft is secured by a floating charge over certain of the Group's assets, including its land and buildings. The bank overdraft facility may be drawn at any time and is reviewed by the bank annually at which time it can elect to cancel the facility.

Financing facilities maturity dates

The following table sets out the carrying amount, by maturity, of CWT's financing facilities as at the balance date:

Year ended 30 June 2008	<1 year \$'000	1-2 years \$'000	2-3 years \$'000	3-4 years \$'000	4-5 years \$'000	>5 years \$'000	Total \$'000	Weighted average effective interest rate %
CONSOLIDATED								
Facilities covered by interest rate swaps	-	-	62,004	92,991	-	-	154,995	7.89%
Weighted average effective interest rate	-	-	8.02%	7.80%	-	-		
Facilities	-	-	-	-	-	-	-	-
Weighted average effective interest rate	-	-	-	-	-	-		
Facilities unused at reporting date	-	-	9,746	1,549	-	-	11,295	
Total Facilities	-	-	71,750	94,540	-	-	166,290	
PARENT								
Facilities covered by interest rate swaps	-	-	-	71,677	-	-	71,677	7.79%
Weighted average effective interest rate	-	-	-	7.79%	-	-		
Facilities	-	-	-	-	-	-	-	-
Weighted average effective interest rate	-	-	-	-	-	-		
Facilities unused at reporting date	-	-	-	1,464	-	-	1,464	
Total Facilities	-	-	-	73,141	-	-	73,141	
Year ended 30 June 2007								
	<1 year \$'000	1-2 years \$'000	2-3 years \$'000	3-4 years \$'000	4-5 years \$'000	>5 years \$'000	Total \$'000	Weighted average effective interest rate %
CONSOLIDATED								
Facilities covered by interest rate swaps	217	81,974	-	9,469	6,040	32,063	129,763	7.69%
Weighted average effective interest rate	6.59%	7.82%	-	7.24%	7.96%	7.48%		
Facilities	-	-	4,630	-	-	-	4,630	7.74%
Weighted average effective interest rate	-	-	7.74%	-	-	-		
Facilities unused at reporting date	-	4,472	-	-	-	-	4,472	
Total Facilities	217	86,446	4,630	9,469	6,040	32,063	138,865	
PARENT								
Facilities covered by interest rate swaps	340	13,747	-	8,163	1,400	13,740	37,390	7.64%
Weighted average effective interest rate	6.59%	8.55%	-	7.16%	6.78%	7.13%		
Facilities	-	-	4,630	-	-	-	4,630	7.74%
Weighted average effective interest rate	-	-	7.74%	-	-	-		
Facilities unused at reporting date	-	4,385	-	-	-	-	4,385	
Total Facilities	340	18,132	4,630	8,163	1,400	13,740	46,405	

23 Contributed equity

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Ordinary units				
Opening balance at beginning of year	145,644	131,206	145,644	131,206
Conversion of PICE units to equity (i)	-	13,643	-	13,643
Issued during the year	-	806	-	806
Costs associated with the issue of units	-	(11)	-	(11)
Equity balance at the end of the year	145,644	145,644	145,644	145,644
	Units '000	Units '000	Units '000	Units '000
Movements in ordinary units on issue				
Opening balance at beginning of year	170,313	151,957	170,313	151,957
Issued during the year				
- Distribution reinvestment plan	-	1,151	-	1,151
- PICE units converted to ordinary units	-	17,205	-	17,205
Closing balance at end of year	170,313	170,313	170,313	170,313
(i) Conversion of PICE units to equity				
Conversion of PICE units to equity	-	15,001	-	15,001
PICE issue costs transferred to equity	-	(1,358)	-	(1,358)
New equity recognised on PICE conversion	-	13,643	-	13,643

Capital management

CWT manages its capital to ensure the Trust will be able to continue as a going concern while maximising optimal returns to unitholders through the optimisation of debt and equity balances. Management also aims to maintain a capital structure that ensures the lowest cost of capital available to the entity.

The capital structure of CWT consists of debt which includes borrowings disclosed in Note 22, cash and cash equivalents disclosed in Note 10, issued capital disclosed above and reserves and retained earnings disclosed in Note 24. CWT's management reviews the capital structure regularly and balances its overall capital structure through payment of distributions, new unit issues and unit buy-backs as well as the drawing of new debt or repayment of existing debt.

Hedging is utilised to minimise risk exposure. Details of hedges are contained in Note 25.

Capital risk is monitored against policies, guidelines and externally imposed covenants:

	CWT Policy	30 June 2008	30 June 2007
Gearing	Targeted gearing limit of 45% - 55%	49.0%	45.2%
Interest rate risk	To effectively hedge the interest on greater than 60% of drawn debt	100.0%	100.0%
Foreign currency risk	Capital hedging - Maintain a natural capital hedge against a minimum of 90% of the total value of assets invested offshore	92.4%	96.8%

During the current and prior year, the financial covenants under the borrowing facilities were complied with.

24 Reserves and undistributed income

Retained earnings

Movements in retained earnings were as follows:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Balance at beginning of the year	6,835	13,286	(5,968)	(6,350)
Net profit for the year	13,534	7,875	6,017	14,708
Distributions paid / payable	(16,010)	(14,326)	(16,010)	(14,326)
Balance at end of the year	4,359	6,835	(15,961)	(5,968)
Reconciliation of closing retained earnings:				
Net fair value movement in non-current assets	4,569	6,835	(14,007)	(6,212)
Impairment of non-current assets	(1,437)	-	(1,437)	-
Unrealised foreign exchange losses	-	-	(1,744)	244
Undistributed income carried forward	1,227	-	1,227	-
Balance at end of the year	4,359	6,835	(15,961)	(5,968)

Reserves

Movements in reserves were as follows:

Consolidated	Foreign currency translation \$'000	Investment revaluation \$'000	Cash flow hedge \$'000	Total \$'000
At 1 July 2006	27	453	(1,760)	(1,280)
Currency translation movements	942	-	-	942
Amounts transferred to finance costs during the year	-	-	(119)	(119)
Fair value movements in derivative financial instruments	-	-	4,172	4,172
At 30 June 2007	969	453	2,293	3,715
Currency translation movements	(458)	-	-	(458)
Fair value movements in available-for-sale assets	-	(64)	-	(64)
Realised gains on sale of available-for-sale assets	-	(389)	-	(389)
Realised fair value movements in derivative financial instruments	-	-	(235)	(235)
Amounts transferred to finance costs during the year	-	-	(1,587)	(1,587)
Fair value movements in derivative financial instruments	-	-	1,587	1,587
At 30 June 2008	511	-	2,058	2,569

Parent	Investment revaluation \$'000	Cash flow hedge \$'000	Total \$'000
At 1 July 2006	453	(633)	(180)
Amounts transferred to finance costs during the year	-	358	358
Fair value movements in derivative financial instruments	-	841	841
At 30 June 2007	453	566	1,019
Fair value movements in available-for-sale assets	(64)	-	(64)
Realised gains on sale of available-for-sale assets	(389)	-	(389)
Realised fair value movements in derivative financial instruments	-	(235)	(235)
Amounts transferred to finance costs during the year	-	(274)	(274)
Fair value movements in derivative financial instruments	-	2,551	2,551
At 30 June 2008	-	2,608	2,608

Nature and purpose of reserves

Foreign currency translation reserve

The reserve is used to record exchange differences arising from the translation of the financial statements of the foreign subsidiary on consolidation.

Investments revaluation reserve

This reserve records fair value changes on available-for-sale investments in unlisted shares.

Cash flow hedge reserve

This reserve records the portion of the gain or loss on a hedging instrument in a cash flow hedge that is determined to be an effective hedge.

25 Financial instruments

Derivative financial instruments

The following table sets out CWT's outstanding derivative financial instruments as at the balance date:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Current assets				
Interest rate swaps at fair value	1,172	933	747	95
	1,172	933	747	95
Non-current assets				
Interest rate swaps at fair value	2,015	1,514	1,861	625
	2,015	1,514	1,861	625
Total derivative financial instruments assets	3,187	2,447	2,608	720
Current liabilities				
Interest rate swaps at fair value	37	117	-	117
	37	117	-	117
Non-current liabilities				
Interest rate swaps at fair value	1,092	37	-	37
	1,092	37	-	37
Total derivative financial instruments liabilities	1,129	154	-	154
Net derivative financial instruments	2,058	2,293	2,608	566

Interest rate risk

As at the reporting date CWT had the following interest rate swaps:

Year	Notional contract value \$'000	Fair value movements \$'000	Net fair value assets \$'000	Weighted average interest rate %	Maturity profile					
					<1 year \$'000	1-2 years \$'000	2-3 years \$'000	3-4 years \$'000	4-5 years \$'000	>5 years \$'000
Consolidated										
2008	225,040	1,587	2,058	7.89%	85,525	-	4,041	8,323	35,710	91,441
2007	130,682	4,172	2,293	7.69%	-	82,227	-	4,207	10,333	33,915
Parent										
2008	87,011	2,551	2,608	7.79%	23,450	-	2,900	4,270	12,750	43,641
2007	38,169	841	566	7.64%	-	14,000	-	2,900	5,694	15,575

At 30 June 2008 the notional contract value of CWT's consolidated interest rate swaps includes \$68.6 million of interest rate swaps with effective dates beginning after the year end reporting date that will replace certain interest rate swaps that expire within the next 12 months.

Sensitivity analysis

CWT's sensitivity to movements in interest rates in relation to the value of financial instruments is shown in the table below:

	Movement in variable %	P&L 2008 \$'000	Equity 2008 \$'000	P&L 2007 \$'000	Equity 2007 \$'000
Consolidated					
AUD					
Interest rate movement - financial instruments	+1.00%	93	3,545	17	1,235
	-1.00%	(93)	(3,722)	(17)	(1,275)
NZD					
Interest rate movement - financial instruments	+1.00%	4	3,242	6	1,563
	-1.00%	(4)	(3,371)	(6)	(1,610)
Parent					
AUD					
Interest rate movement - financial instruments	+1.00%	55	3,015	-	998
	-1.00%	(55)	(3,168)	-	(1,033)
NZD					
Interest rate movement - financial instruments	+1.00%	-	100	-	125
	-1.00%	-	(104)	-	(130)

At 30 June 2008 CWT has entered into interest rate derivatives to effectively hedge 100% of its exposure to movements in interest rates. As a result CWT has no exposure to a movement in interest rates in relation to its interest bearing liabilities. CWT's only profit and loss exposure to interest rate movements is in respect to interest income earned on surplus cash.

Currency risk

Consolidated entity

CWT manages its exposure to currency risk by maintaining a foreign exchange hedge between New Zealand dollar denominated assets and New Zealand dollar borrowings.

Parent entity

The parent entity is exposed to interest and foreign exchange risk on New Zealand denominated intercompany convertible notes and interest bearing liabilities which are unhedged against movements in the New Zealand dollar exchange rate. Any gains or losses arising from changes in fair value are reflected in the income statement. The effect on the Parent entity's profit and loss for the year ended 30 June 2008 was a loss of \$2.0 million (30 June 2007: gain of \$1.5 million).

Sensitivity analysis

The analysis below shows the impact on profit and equity of a movement in foreign currency exchange rates against the Australian dollar on the New Zealand dollar foreign currency exposure at the balance date:

Currency	Movement in variable against AUD %	P&L 2008 \$'000	Equity 2008 \$'000	P&L 2007 \$'000	Equity 2007 \$'000
Consolidated					
NZD	+10%	-	(488)	-	(221)
	-10%	-	597	-	271
Parent					
NZD	+10%	(1,215)	-	(1,407)	-
	-10%	1,486	-	1,720	-

Credit Risk

CWT's approach to credit management utilises a credit risk framework as referred to in Note 4(b).

Owing to the specialised and sometimes smaller scale nature of the tenants' operations within CWT, assigning external ratings nomenclature is not considered appropriate. New tenants are subject to a detailed credit assessment and thereafter their credit quality is regularly monitored

Credit support (such as bank or personal guarantees) is obtained where necessary. As at 30 June 2008 no significant credit issues with tenants have been identified.

Impairment

The following tables provide an ageing analysis of CWT's financial assets at the balance date:

CONSOLIDATED		<u>Past due but not impaired</u>			Past due and Impaired	Total
	Neither past due nor impaired \$'000	0-3 months \$'000	>3 months \$'000	\$'000	\$'000	
30 June 2008						
Trade receivables	-	-	-	-	-	
30 June 2007						
Trade receivables	-	666	-	-	666	

PARENT		<u>Past due but not impaired</u>			Past due and Impaired	Total
	Neither past due nor impaired \$'000	0-3 months \$'000	3-6 months \$'000	\$'000	\$'000	
30 June 2008						
Trade receivables	-	-	-	-	-	
30 June 2007						
Trade receivables	-	44	-	-	44	

Liquidity risk

The following table summarises the maturity profile of CWT's financial assets and liabilities.

Year Ended 30 June 2008									
Consolidated	Note	Carrying amount as per balance sheet \$'000	Contractual amount \$'000	<1 year \$'000	1-2 years \$'000	2-3 years \$'000	3-4 years \$'000	4-5 years \$'000	>5 years \$'000
Financial assets									
Non derivative financial assets									
Cash and cash equivalents	10	13,690	13,690	13,690	-	-	-	-	-
Trade and other receivables	11	406	406	406	-	-	-	-	-
Other financial assets	13	-	-	-	-	-	-	-	-
Available-for-sale assets	14	-	-	-	-	-	-	-	-
Derivative financial assets									
Interest rate swaps	25	3,187	3,187	1,172	821	544	389	136	125
Total financial assets		17,283	17,283	15,268	821	544	389	136	125
Financial liabilities									
Non derivative financial liabilities									
Trade and other payables	21	2,112	2,112	2,112	-	-	-	-	-
Rent received in advance		1,399	1,399	1,399	-	-	-	-	-
Interest bearing liabilities (i)	22	154,995	199,392	12,244	12,244	73,903	101,001	-	-
Derivative financial liabilities									
Interest rate swaps	25	1,129	1,129	37	54	164	193	237	444
Total financial liabilities		159,635	204,032	15,792	12,298	74,067	101,194	237	444
Net financial assets / (liabilities)		(142,352)	(186,749)	(524)	(11,477)	(73,523)	(100,805)	(101)	(319)

Year Ended 30 June 2007									
Consolidated	Note	Carrying amount as per balance sheet \$'000	Contractual amount \$'000	<1 year \$'000	1-2 years \$'000	2-3 years \$'000	3-4 years \$'000	4-5 years \$'000	>5 years \$'000
Financial assets									
Non derivative financial assets									
Cash and cash equivalents	10	6,158	6,158	6,158	-	-	-	-	-
Trade and other receivables	11	1,030	1,030	1,030	-	-	-	-	-
Other financial assets	13	397	397	-	397	-	-	-	-
Available-for-sale assets	14	500	500	500	-	-	-	-	-
Derivative financial assets									
Interest rate swaps	25	2,447	2,447	933	650	358	255	180	71
Total financial assets		10,532	10,532	8,621	1,047	358	255	180	71
Financial liabilities									
Non derivative financial liabilities									
Trade and other payables	21	2,034	2,034	2,034	-	-	-	-	-
Rent received in advance		976	976	976	-	-	-	-	-
Interest bearing liabilities (i)	22	134,393	157,758	10,462	87,357	3,595	17,449	3,916	34,979
Derivative financial liabilities									
Interest rate swaps	25	154	154	117	37	-	-	-	-
Total financial liabilities		137,557	160,922	13,589	87,394	3,595	17,449	3,916	34,979
Net financial assets / (liabilities)		(127,025)	(150,390)	(4,968)	(86,347)	(3,237)	(17,194)	(3,736)	(34,908)

(i) The contractual amount of interest bearing liabilities at the year end represents the undiscounted future principal and interest payments until expiry of the facility terms. Future interest payments are calculated using the weighted average cost of debt at the year end.

Year Ended 30 June 2008

Parent	Note	Carrying	Contractual	<1	1-2	2-3	3-4	4-5	>5
		amount as per balance sheet \$'000							
Financial assets									
Non derivative financial assets									
Cash and cash equivalents	10	9,481	9,481	9,481	-	-	-	-	-
Trade and other receivables	11	1,632	1,632	1,632	-	-	-	-	-
Other financial assets	13	-	-	-	-	-	-	-	-
Available-for-sale assets	14	75,057	75,057	-	-	-	-	-	75,057
Derivative financial assets									
Interest rate swaps	25	2,608	2,608	747	738	517	362	123	121
Total financial assets		88,778	88,778	11,860	738	517	362	123	75,178
Financial liabilities									
Non derivative financial liabilities									
Trade and other payables	21	1,293	1,293	1,293	-	-	-	-	-
Rent received in advance		175	175	175	-	-	-	-	-
Interest bearing liabilities (i)	22	71,677	94,909	5,591	5,591	5,591	78,136	-	-
Derivative financial liabilities									
Interest rate swaps	25	-	-	-	-	-	-	-	-
Total financial liabilities		73,145	96,377	7,059	5,591	5,591	78,136	-	-
Net financial assets / (liabilities)		15,633	(7,599)	4,801	(4,853)	(5,074)	(77,774)	123	75,178

Year Ended 30 June 2007

Parent	Note	Carrying	Contractual	<1	1-2	2-3	3-4	4-5	>5
		amount as per balance sheet \$'000							
Financial assets									
Non derivative financial assets									
Cash and cash equivalents	10	1,367	1,367	1,367	-	-	-	-	-
Trade and other receivables	11	1,307	1,307	1,307	-	-	-	-	-
Other financial assets	13	397	397	-	397	-	-	-	-
Available-for-sale assets	14	76,441	76,441	-	-	-	-	-	76,441
Derivative financial assets									
Interest rate swaps	25	720	720	95	175	175	136	106	33
Total financial assets		80,232	80,232	2,769	572	175	136	106	76,474
Financial liabilities									
Non derivative financial liabilities									
Trade and other payables	21	987	987	987	-	-	-	-	-
Rent received in advance		274	274	274	-	-	-	-	-
Interest bearing liabilities (i)	22	42,020	53,919	3,691	16,134	6,614	9,616	2,498	15,366
Derivative financial liabilities									
Interest rate swaps	25	154	154	117	37	-	-	-	-
Total financial liabilities		43,435	55,334	5,069	16,171	6,614	9,616	2,498	15,366
Net financial assets / (liabilities)		36,797	24,898	(2,300)	(15,599)	(6,439)	(9,480)	(2,392)	61,108

(i) The contractual amount of interest bearing liabilities at the year end represents the undiscounted future principal and interest payments until expiry of the facility terms. Future interest payments are calculated using the weighted average cost of debt at the year end.

Fair Values

All assets and liabilities recognised in the balance sheet, whether they are carried at cost or at fair value, are recognised at amounts that represent a reasonable approximation of fair value unless otherwise stated in the applicable notes.

26 Auditors remuneration

The auditor of Challenger Wine Trust is Ernst & Young.

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Amounts received or due and receivable by Ernst & Young for:				
An audit or review of the financial report of the entity and any other entity in the consolidated group	67	69	67	69
Other services in relation to the entity and any other entity in the consolidated group:				
Other	-	15	-	15
	67	84	67	84

27 Related party disclosure

(a) Related party entities

The consolidated financial statements include the financial statements of Challenger Wine Trust and the subsidiaries listed in the following table.

Name	Country of incorporation	% Equity interest		Investment (\$'000)	
		2008	2007	2008	2007
Delegat's Trust	New Zealand	100	100	11,793	11,793
Southcorp Trust	Australia	100	100	500	500
McGuigan Simeon Trust	Australia	100	100	8,400	8,400
				20,693	20,693

(b) Responsible Entity

The Responsible Entity of CWT is Challenger Listed Investment Limited (CLIL), a wholly owned subsidiary of Challenger Life Holdings Pty Limited.

(c) Details of Key Management Personnel

(i) Directors

The Directors of CLIL, the Responsible Entity of CWT, are considered to be key management personnel.

- Brenda Shanahan Chair (appointed 5 December 2007)
- Stephen Gerlach (resigned 5 December 2007)
- Peter Brook (resigned 12 March 2008)
- Russell Hooper
- Ian Martens
- Geoff McWilliam
- Ian Moore
- Brendan O'Connor (appointed 12 March 2008)
- Robert Woods

During the year ended 30 June 2008, Directors were paid \$694,733 (2007: \$639,150) in respect of their directorship of the Responsible Entity. This amount includes all fees paid to the Directors of CLIL in respect of their Responsible Entity Board and Committee duties for all trusts, including this Trust and three other ASX listed funds (ASX: CDI, CKT and CIF).

(ii) Key Management Personnel

In addition to the Directors noted above, the following were considered Key Management Personnel during the period with the authority for the strategic direction and management of the Challenger Wine Trust:

- Trent Alston (Head of Real Estate)
- Nick Gill (Fund Manager, CWT)
- CLIL (Responsible Entity, CWT)

(iii) Compensation of the Key Management Personnel of CWT

No amounts are paid by CWT directly to the Key Management Personnel individuals of the Trust.

Compensation paid directly to CLIL in the form of fees is disclosed in Note 27(g).

(d) Management fees

The Responsible Entity is entitled under the Constitution to be reimbursed for certain expenses incurred in administering the Trust. The basis on which the expenses are reimbursed is defined in the Constitution.

(i) Management fees policy

In accordance with the Constitution, the Responsible Entity is entitled to a fee up to 0.65% per annum of the total asset value of the Trust and 1.5% on capital acquisitions, assessed at the end of each month.

The Responsible Entity is entitled to receive up to 1% per annum of the properties' annual gross income for managing the vineyards, payable monthly.

Management fee expenses are recognised on an accruals basis as they are incurred.

On 31 January 2006 the Responsible Entity delegated certain of its management activities to Challenger Management Services Limited (CMSL) as permitted following changes to the constitution.

(e) Custodian

The Custodian is Australian Executor Trustees Limited (formerly known as Tower Trust (SA)).

(f) Wholly-owned Group transactions

All transactions with related parties have been conducted at terms not more favourable than arms length.

(g) Related party transactions

The attached table discloses all fees paid by CWT to CLIL and Challenger Management Services Limited (CMSL) under the Trust Constitution and to CMSL under the management agreement with CLIL:

	Consolidated 30 June 2008 \$'000	Consolidated 30 June 2007 \$'000
a) Responsible Entity fees for the financial year paid to CLIL in accordance with the Scheme Constitution	300	300
b) Management fees for the financial year paid to CMSL under the Management Agreement	2,144	1,974
c) Transaction fees for the financial year paid to CMSL under the Management Agreement which have been capitalised to property acquisitions and developments	631	71
Total fees paid or payable at balance date	3,075	2,345

Total expenses paid by CWT to reimburse CMSL in respect of costs paid on behalf of CWT for the year ended 30 June 2008 were \$588,204 (2007: nil).

(h) Convertible notes

Delegat's Trust and Southcorp Trust have issued convertible notes to Challenger Wine Trust. The convertible notes are issued in consideration for funds advanced by CWT. The convertible notes may be redeemed at 30 days' notice or converted to ordinary units on each anniversary of the issue of the notes although it is the Challenger Wine Trust's intention of holding the convertible notes for longer than 12 months.

(i) Interests in the units of the Trust and related entities

As at the balance date, the following related parties held the following interests in CWT:

	Ordinary Units fully paid 30 June 2008 No. of units	Ordinary Units fully paid 30 June 2007 No. of units
Related Entities		
Challenger Life No 2 Limited	45,939,348	44,626,652
CLIL Directors		
B Shanahan	400,000	-
R Hooper	200,000	-
IM Martens	256,148	256,148
I Moore	480,000	-
G McWilliam	130,000	100,000
B O'Connor	3,000	-
R Woods	233,812	233,812
Key Management Personnel		
T Alston	221,684	-
N Gill	15,000	-
Total	47,878,992	45,216,612

28 Commitments and contingencies

Operating lease commitments – Group as lessor

The Group has entered into commercial property leases on its investment property portfolio.

These non-cancellable leases have remaining terms of between 1 and 10 years. The rates are based on predetermined formulae in each lease.

Future minimum rentals receivable under non-cancellable operating leases as at 30 June are as follows:

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Within one year	33,064	29,365	11,272	9,581
After one year but not more than five years	115,889	105,810	33,144	27,012
More than five years	55,131	51,234	17,869	5,204
	204,084	186,409	62,285	41,797

Capital expenditure commitments

Capital expenditure commitments of \$927,144 (2007: \$4,472,440) have been made by the Group for further development of various vineyards. These commitments will be secured by the Group and the Group will earn lease rentals on these developments at rates based on predetermined formulae in each lease. The capital expenditure commitments will be financed by available facilities and cash on hand.

	Consolidated	Consolidated	Parent	Parent
	30 June 2008	30 June 2007	30 June 2008	30 June 2007
	\$'000	\$'000	\$'000	\$'000
Investment property				
Within one year	738	4,472	738	4,385
After one year but not more than five years	-	-	-	-
More than five years	-	-	-	-
	738	4,472	738	4,385

29 Events after the balance sheet date

There has been no matter or circumstance that has arisen since the end of the financial year that has significantly affected, or may significantly affect:

- CWT's operations in future financial years; or
- the results of those operations; or
- CWT's state of affairs in future financial years.

Statement by the Directors of the Responsible Entity of CWT

On the Financial Report of the Challenger Wine Trust

In accordance with a resolution of the Directors of Challenger Listed Investments Limited (the Responsible Entity of the Challenger Wine Trust (herein known by its ASX code "CWT")), I state that:

1. In the opinion of the Directors:
 - (a) The financial statements and notes of CWT are in accordance with the Trust Constitution and the Corporations Act 2001, including:
 - (i) giving a true and fair view of CWT as at 30 June 2008 and of its performance for the period ended on that date; and
 - (ii) complying with Accounting Standards and Corporations Regulations 2001; and
 - (b) There are reasonable grounds to believe that CWT will be able to pay its debts as and when they become due and payable.
2. This declaration has been made after receiving the declarations required to be made to the Directors in accordance with Section 295A of the Corporations Act 2001 for the financial period ending 30 June 2008.

On behalf of the Board



Brenda Shanahan
Chair

Sydney
6 August 2008

Independent auditor's report to the unitholders of Challenger Wine Trust

We have audited the accompanying financial report of Challenger Wine Trust ('the Trust'), which comprises the balance sheet as at 30 June 2008, and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors declaration of the consolidated entity comprising the Trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' Responsibility for the Financial Report

The directors of the Responsible Entity are responsible for the preparation and fair presentation of the financial report in accordance with the Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 2(a), the directors also state that the financial report, comprising the financial statements and notes, complies with International Financial Reporting Standards as issued by the International Accounting Standards Board.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors of the Responsible Entity, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

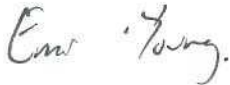
Independence

In conducting our audit we have met the independence requirements of the *Corporations Act 2001*. We have given to the directors of the Responsible Entity a written Auditor's Independence Declaration, a copy of which is included in the directors' report. In addition to our audit of the financial report, we were engaged to undertake the services disclosed in the notes to the financial statements. The provision of these services has not impaired our independence.

Auditor's Opinion

In our opinion:

1. the financial report of Challenger Wine Trust is in accordance with the *Corporations Act 2001*, including:
 - i giving a true and fair view of the financial position of Challenger Wine Trust and the consolidated entity at 30 June 2008 and of their performance for the year ended on that date; and
 - ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*.
2. the financial report also complies with International Financial Reporting Standards as issued by the International Accounting Standards Board.

A handwritten signature in black ink that reads 'Ernst & Young'.

Ernst & Young

A handwritten signature in black ink, appearing to be 'Graeme McKenzie'.

Graeme McKenzie
Partner
Sydney

6 August 2008

Responsible Entity

Challenger Listed Investments Limited
ABN 94 055 293 644
Registered Office and Principal Place of Business
Level 15, 255 Pitt Street
SYDNEY NSW 2000
AUSTRALIA
Telephone 02 9994 7000
Facsimile 02 9994 7777
Website www.challenger.com.au

Challenger Wine Trust

ARSN 092 960 060
Website www.challenger.com.au/cwt

Unit Registry

Computershare Investor Services Pty Ltd
Level 5
115 Grenfell Street
ADELAIDE SA 5000
Telephone 1300 556 161
Facsimile 08 8236 2305
Website www.computershare.com

Auditor

For the Responsible Entity and the Trust
Ernst & Young
680 George Street
SYDNEY NSW 2000
Website www.ey.com/au