

MARKET RELEASE

FINAL ALLOTMENT AND ISSUE OF UNITS

Friday, 18 September, 2009, Sydney – Challenger Diversified Property Group (ASX:CDI) today issued and allotted 43,771,845 units under the Retail Entitlement Offer (including units issued under the ineligible unitholder bookbuild). CDI's total issued capital following the allotment is 890,676,173 units.

END

Further enquiry: Luke Keighery, Investor Relations, Challenger Financial Services Group, 02 9994 7633
Stuart Barton, Head of Corporate Marketing and Communications, Challenger Financial Services Group, 02 9994 7008

Rule 2.7, 3.10.3, 3.10.4, 3.10.5

Appendix 3B

New issue announcement, application for quotation of additional securities and agreement

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/7/96. Origin: Appendix 5. Amended 1/7/98, 1/9/99, 1/7/2000, 30/9/2001, 11/3/2002, 1/1/2003, 24/10/2005.

Name of entity

Challenger Listed Investments Limited (ABN 94 055 293 644) as responsible entity of the **Challenger Diversified Property Group** comprising Challenger Diversified Property Trust 1 (ARSN 121 484 606) and Challenger Diversified Property Trust 2 (ARSN 121 484 713)

ABN

(As above)

We (the entity) give ASX the following information.

Part 1 - All issues

You must complete the relevant sections (attach sheets if there is not enough space).

- | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | +Class of +securities issued or to be issued | Fully paid stapled units |
| 2 | Number of +securities issued or to be issued (if known) or maximum number which may be issued | 43,771,845 under the Retail Entitlement Offer in respect of valid applications received after the Early Acceptance Date but before the Final Retail Acceptance Date (including units issued under the ineligible unitholder bookbuild). |
| 3 | Principal terms of the +securities (eg, if options, exercise price and expiry date; if partly paid +securities, the amount outstanding and due dates for payment; if +convertible securities, the conversion price and dates for conversion) | Fully paid stapled units having the terms set out in the ASX announcements dated 6 August 2009 by Challenger Diversified Property Group in respect of its accelerated non-renounceable Entitlement Offer. |

+ See chapter 19 for defined terms.

Appendix 3B
New issue announcement

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>4 Do the +securities rank equally in all respects from the date of allotment with an existing +class of quoted +securities?</p> <p>If the additional securities do not rank equally, please state:</p> <ul style="list-style-type: none"> • the date from which they do • the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment • the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment | <p>Yes</p> | |
| <p>5 Issue price or consideration</p> | <p>\$0.40 per stapled unit</p> | |
| <p>6 Purpose of the issue (If issued as consideration for the acquisition of assets, clearly identify those assets)</p> | <p>The proceeds of the Entitlement Offer will be used to repay debt and to close out existing interest rate swap positions.</p> | |
| <p>7 Dates of entering +securities into uncertificated holdings or despatch of certificates</p> | <p>Allotment date for remaining stapled units issued under the Retail Entitlement Offer and the foreign ineligible bookbuild is 18 September 2009.</p> | |
| <p>8 Number and +class of all +securities quoted on ASX (including the securities in clause 2 if applicable)</p> | <p>Number</p> | <p>+Class</p> |
| | <p>890,676,173</p> | <p>Fully paid stapled units</p> |

+ See chapter 19 for defined terms.

| | Number | +Class | |
|----|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----|
| 9 | Number and +class of all +securities not quoted on ASX (including the securities in clause 2 if applicable) | Nil | N/a |
| 10 | Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests) | The revised distribution policy announced to ASX on 11 February 2009. | |

Part 2 - Bonus issue or pro rata issue

| | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | Is security holder approval required? | No |
| 12 | Is the issue renounceable or non-renounceable? | Non-renounceable |
| 13 | Ratio in which the +securities will be offered | 4 for 7 |
| 14 | +Class of +securities to which the offer relates | Fully paid stapled units |
| 15 | +Record date to determine entitlements | 7.00pm (AEST) on 11 August 2009 |
| 16 | Will holdings on different registers (or subregisters) be aggregated for calculating entitlements? | Yes |
| 17 | Policy for deciding entitlements in relation to fractions | Fractional entitlements are rounded up to nearest whole number. |
| 18 | Names of countries in which the entity has +security holders who will not be sent new issue documents Note: Security holders must be told how their entitlements are to be dealt with. Cross reference: rule 7.7. | In respect of the Institutional Entitlement Offer – all countries other than Australia and New Zealand and any other jurisdictions in which Challenger Diversified Property Group decides to make offers. In respect of the Retail Entitlement Offer – all countries other than Australia and New Zealand. |

Appendix 3B
New issue announcement

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| 19 | Closing date for receipt of acceptances or renunciations | <p>Institutional Entitlement Offer closed on 7 August 2009 at 10:30am (AEST).</p> <p>Initial Retail Acceptance Date - 19 August 2009 at 5.00pm (AEST).</p> <p>Final Retail Closing date - 9 September 2009 at 5.00 pm (AEST).</p> |
| 20 | Names of any underwriters | <p>UBS AG, Australia Branch</p> |
| 21 | Amount of any underwriting fee or commission | <p>The underwriter will be paid an underwriting fee of 2.5% of the Institutional Entitlement Offer proceeds (excluding any proceeds arising from applications made by Challenger Financial Services Group Limited or any of its controlled entities) and a management fee of 0.75% of the Institutional Entitlement Offer proceeds).</p> <p>The underwriter will be paid an underwriting fee of 2.5% of the Retail Entitlement Offer proceeds and a management fee of 0.75% of the Retail Entitlement Offer proceeds.</p> |
| 22 | Names of any brokers to the issue | <p>N/a</p> |
| 23 | Fee or commission payable to the broker to the issue | <p>N/a</p> |
| 24 | Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of +security holders | <p>N/a</p> |
| 25 | If the issue is contingent on +security holders' approval, the date of the meeting | <p>N/a</p> |

+ See chapter 19 for defined terms.

| | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26 | Date entitlement and acceptance form and prospectus or Product Disclosure Statement will be sent to persons entitled | No prospectus or product disclosure statement is being produced however entitlement and acceptance forms were sent to eligible retail unitholders on 14 August 2009. |
| 27 | If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders | N/a |
| 28 | Date rights trading will begin (if applicable) | N/a |
| 29 | Date rights trading will end (if applicable) | N/a |
| 30 | How do +security holders sell their entitlements <i>in full</i> through a broker? | N/a |
| 31 | How do +security holders sell <i>part</i> of their entitlements through a broker and accept for the balance? | N/a |
| 32 | How do +security holders dispose of their entitlements (except by sale through a broker)? | N/a |
| 33 | +Despatch date | Despatch of holding statements occurred on 24 August 2009 in respect of the 276,676,714 stapled units issued under the Institutional Entitlement Offer and in respect of 3,434,020 stapled units issued for valid acceptances in respect of the Retail Entitlement Offer received by the Early Acceptance Date. Despatch of holding statements will occur on 22 September 2009 in respect of the Retail Entitlement Offer and the ineligible unitholder bookbuild. |

Part 3 - Quotation of securities

Appendix 3B New issue announcement

You need only complete this section if you are applying for quotation of securities

34 Type of securities
(tick one)

(a) Securities described in Part 1

(b) All other securities

Example: restricted securities at the end of the escrowed period, partly paid securities that become fully paid, employee incentive share securities when restriction ends, securities issued on expiry or conversion of convertible securities

Entities that have ticked box 34(a)

Additional securities forming a new class of securities

(b) Tick to indicate you are providing the information or documents

35 If the +securities are +equity securities, the names of the 20 largest holders of the additional +securities, and the number and percentage of additional +securities held by those holders

36 If the +securities are +equity securities, a distribution schedule of the additional +securities setting out the number of holders in the categories
1 - 1,000
1,001 - 5,000
5,001 - 10,000
10,001 - 100,000
100,001 and over

37 A copy of any trust deed for the additional +securities

+ See chapter 19 for defined terms.

Entities that have ticked box 34(b)

38 Number of securities for which
+quotation is sought

39 Class of +securities for which
quotation is sought

40 Do the +securities rank equally in
all respects from the date of
allotment with an existing +class
of quoted +securities?

If the additional securities do not
rank equally, please state:

- the date from which they do
- the extent to which they
participate for the next
dividend, (in the case of a
trust, distribution) or interest
payment
- the extent to which they do
not rank equally, other than in
relation to the next dividend,
distribution or interest
payment

41 Reason for request for quotation
now

Example: In the case of restricted securities, end
of restriction period

(if issued upon conversion of
another security, clearly identify
that other security)

| 42 | Number and +class of all +securities quoted on ASX (including the securities in clause 38) | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Number</th> <th style="width: 50%;">+Class</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> </tr> </tbody> </table> | Number | +Class | | |
|--------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--|--|
| Number | +Class | | | | | |
| | | | | | | |

Quotation agreement

- 1 +Quotation of our additional +securities is in ASX's absolute discretion. ASX may quote the +securities on any conditions it decides.
- 2 We warrant the following to ASX.
- The issue of the +securities to be quoted complies with the law and is not for an illegal purpose.
 - There is no reason why those +securities should not be granted +quotation.
 - An offer of the +securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.
Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty
 - Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any +securities to be quoted and that no-one has any right to return any +securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the +securities be quoted.
 - If we are a trust, we warrant that no person has the right to return the +securities to be quoted under section 1019B of the Corporations Act at the time that we request that the +securities be quoted.
- 3 We will indemnify ASX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.
- 4 We give ASX the information and documents required by this form. If any information or document not available now, will give it to ASX before +quotation of the +securities begins. We acknowledge that ASX is relying on the information and documents. We warrant that they are (will be) true and complete.



Sign here:
Company Secretary

18 September 2009

Print name: Suzie Koeppenkastrop

+ See chapter 19 for defined terms.