

16 September 2010

GPO Box 3698 Sydney NSW 2001

Dear Investor

Challenger Wholesale Global Property Securities Fund

As part of our ongoing process to monitor our product offerings we have recently reviewed the viability of the Challenger Global Property Securities Fund (ARSN 124 152 736) (**Fund**) and we have decided to terminate the Fund. Since being first offered in 2007, the Fund has failed to achieve a significant level of support to grow substantially in size. To maintain a sufficient level of diversity of underlying assets requires a large and growing Fund and unfortunately this has not been able to be achieved.

Notice of our intention to terminate the Fund

We believe it is in the best interests of unitholders to terminate the Fund and return the proceeds to investors. We are therefore providing you with notice that we will be terminating and winding-up the Fund. The termination date is 13 September 2010 and it is the date at which the termination and wind up process begins.

The termination and wind-up process of the Fund will result in all assets of the Fund being sold. We will then determine if there is a requirement to distribute any remaining net income (including any net capital gains) to investors, and if required we will make the distribution on or around 15 October 2010. We will then redeem your units invested in the Fund and make the final payment representing investors' share of the capital of the Fund on the next business day after any distribution is paid.

This final payment of capital may trigger a capital gain or a capital loss on your unitholding. We recommend you consult with your financial adviser or seek independent tax advice regarding the treatment of the payment.

We will mail you a confirmation advice and your exit statement for the period shortly after 31 October 2010. Your 2010/2011 tax statement showing the tax components of any distribution paid to you will be mailed to you in early August 2011.

What does this mean for you?

We are not able to accept any applications, reinvestment of distributions or redemption requests from the termination date. However, we must continue to act in accordance with your best interests and in accordance with the terms of the Fund's constitution.

From 14 September 2010, the formal asset sale process will commence. We expect the sale of the Fund's assets and payment process to take up to four weeks. Please note that until the sale of the assets is completed, your investment in the Fund will remain subject to usual market movements, and that we will continue to actively manage the assets of the Fund in the best interests of unitholders at all times. During the termination process the Fund will hold higher levels of cash compared to those normally held.

The decision to terminate this Fund has been a difficult one, but ultimately we believe this to be in the best interests of investors.

Further information

If you have any further questions regarding the termination please speak to your financial planner or call our Investor Services team on 13 35 66, during Sydney business hours.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rodney Greenhalgh', with a long horizontal flourish extending to the right.

Rodney Greenhalgh
General Manager
Product & Marketing - Funds Management
Challenger