

ELMACH PTY LTD

ABN 25 084 568 829

ATF COMMERCIAL PROPERTY TRUSTS NO 1 AND NO 2

11 October 2010

Company Announcements Platform
Australian Securities Exchange
SYDNEY NSW 2000

Fax 1300 135 638


Dear Sir/Madam

ASX announcement – withdrawal of takeover bid for Coonawarra Australia Property Trust (CNR)

Attached is an announcement (in the form of a letter to the Chairman of Coonawarra Australia Property Trust) for immediate release to the market regarding the off-market takeover bid for Coonawarra Australia Property Trust (**ASX:CNR**) by Elmach Pty Ltd as trustee for the Commercial Property Trust No. 1.

Full details are contained in the attached announcement.

Yours faithfully



David Wooldridge
Company Secretary

For personal use only

ELMACH PTY LTD

ABN 25 084 568 829

ATF COMMERCIAL PROPERTY TRUSTS NO 1 AND NO 2

11 October 2010

The Chairman
Coonawarra Australia Property Trust
Halifax Street
ADELAIDE SA 5000

Email enquiries@coonawarravineyard.com.au

Dear Sir

Withdrawal of off-market bid for all securities on issue in CNR

We refer to our letter dated 7 October 2010 setting out the terms of the proposed off-market takeover bid by Elmach Pty Ltd ACN 084 568 829 as trustee for the Commercial Property Trust No. 1 (**CPT1**) for all securities on issue in Coonawarra Australia Property Trust (**CNR**).

The proposed takeover bid was specified to be subject to a number of defeating conditions, including a defeating condition that:


The resolution to be considered by the general meeting of Prince Hill Wines Limited ABN 99 000 094 995 at a meeting on 8 October 2010 (or any adjournment of that meeting) regarding the acquisition of certain assets and the assumption of certain liabilities from the Watson Group of Companies by Prince Hill Wine Service is not passed and that transaction does not proceed.

(the **Prince Hill Wine Condition**)

On 8 October 2010, the shareholders of Prince Hill Wines Limited approved the resolution described in the Prince Hill Wine Condition. As the Prince Hill Wine Condition cannot now be fulfilled, CPT1 cannot proceed with its takeover bid for CNR.

We have sent a copy of this announcement to the ASX companies announcement platform for immediate release to the market.

Yours faithfully



David Woodriddle
Company Secretary