



13 August 2007

Coonawarra Premium Vineyards Limited  
A.C.N. 086 944 265 / A.B.N. 58 086 944 265  
AFS Licence No: 226243

Company Announcements Platform  
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Dear Sir

**COONAWARRA AUSTRALIA PROPERTY TRUST ("CNR")  
NOTICE OF SATISFACTION OF A DEFEATING CONDITION**

**Coonawarra Premium Vineyards Limited (ACN 086 944 265) as responsible entity for  
Coonawarra Australia Property Trust (ARSN 104 335 159)  
Concerning an off market takeover bid for all ordinary shares in  
CPV Wines Limited (ACN 094 489 639)**

Coonawarra Premium Vineyards Limited (ACN 086 944 265) as responsible entity for Coonawarra Australia Property Trust (ARSN 104 335 159) ("**the Bidder**") advises that the defeating condition contained in section 12.1.2(a) of the Bidder's Statement dated 13 July 2007 for the off market takeover bid ("**the Offer**") for all of the ordinary shares in CPV Wines Limited (ACN 094 489 639) ("**the Target**") **has now been satisfied.**

The Bidder has been advised by the Target that an independent valuation of the vineyard has valued the vineyard at \$4,500,000. Accordingly the Bidder gives notice to CPV Wines Limited, the ASX and ASIC under section 630(4) of the Corporations Act 2001, regarding the status of the defeating conditions for the Offer, that this defeating condition has been satisfied. The Bidder will advise the status of the other defeating conditions in section 12.1.2 on or before 16 August 2007.

A copy of this notice was lodged with ASIC on 13 August 2007. ASIC takes no responsibility for the contents of this notice.

The Target has confirmed that the Target's Statement in relation to the Offer was mailed to CPV Wines Ltd shareholders on 10 August 2007.

Yours Sincerely

CHARLIE LATHAM  
Company Secretary

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