

INTERIM DISTRIBUTION AND DIVIDEND ANNOUNCEMENT – FISCAL 2010

The Boards of Tidewater Funds Management Limited (as Responsible Entity for Cheviot Kirribilly Vineyard Property Trust) and Cheviot Kirribilly Property Limited (“CKP” or “the Group”) wish to announce that there will be no interim distribution on stapled securities for the six months to 31 December 2009.

In arriving at this decision, the Directors of the Group have had regard to:

- Seasonality of cash flows which are heavily biased to the second six months of the financial year to 30 June;
- The Group’s position in relation to its debt exposure and covenants;
- Extremely difficult industry conditions caused by the nations oversupply of wine grapes;
- In this context, the relative lack of visibility regarding grape contract negotiations in respect of approximately 36% of production being uncontracted; and
- Recent significant climatic variability.

Whilst the Group’s cost base has been reduced by the initiatives announced to ASX on 22 October 2009 together with a lower level of water required to be purchased versus the corresponding 2009 financial year, the forecasting of 2010 vintage revenue has been further clouded by weather factors.

In recent weeks, extreme maximum temperatures of above 37°C for all but two of the thirteen days between 8th – 20th November 2009 in the Langhorne Creek area, have impacted on the development of the vines at the Birchmores and Woodstock Road vineyards. The viticulture manager’s expectation of yields at both properties has been reduced, although the larger 268ha Birchmores vineyard is still expected to produce at overall levels above the depressed 2009 vintage yields.

Recent statements by four major wine industry associations suggest the industry is acknowledging the need for structural change in the wake of significant over-supply of wine grapes. Whilst the near term environment remains uncertain as a result of these changes, CKP continues to examine methods to improve future earnings and take advantage of depressed vineyard valuations; this will inevitably involve a focus on capital rather than income based considerations in the foreseeable future.

Cheviot Kirribilly Vineyard Property Group

Tidewater Funds Management Limited
ACN 082 098 495 AFS License 247479

Suite 7.09, 14 Kings Cross Road
POTTS POINT NSW 2011
T + 61 2 9380 2876 F +61 2 8354 0923

Cheviot Kirribilly Vineyard Property Limited
ACN 117 194 475

Level 2, 153 Flinders Street
ADELAIDE SA 5000
T + 61 8 8232 4881 F + 61 8 8232 2302



For further enquires:

Sean Edwards
Cheviot Kirribilly
0407 143 285

Andrew Brown
Tidewater Property Management Pty. Limited
(02) 9380 2876 / 0418 215 255

About Cheviot Kirribilly Vineyard Property Group

Cheviot Kirribilly Vineyard Property Group (CKP) is the only listed vineyard property group that owns and operates vineyards in Australia. It operates in a tax efficient stapled structure and has \$43 million in assets under management, including 923 hectares of high quality, modern vineyards.

CKP is backed by an experienced management team with a track record of delivery and has a strategy to grow and diversify agricultural and commercial risk over the medium term. Management is provided through Tidewater Property Management Pty Ltd and Kirribilly Viticulture.