

LEASE OF NEW PREMISES LOCATED IN MINES SHOPPING FAIR, MALAYSIA

The Board of Directors of Challenger Technologies Limited ("the Company") wishes to announce that its subsidiary, Challenger Technologies (M) Sdn Bhd, has secured the following new lease:

| <u>Name of shopping mall at which premises to be leased is located</u> | <u>Estimated commencement</u> | <u>Lease area at commencement</u> | <u>Tenure of lease</u> |
|------------------------------------------------------------------------|-------------------------------|-----------------------------------|-------------------------------------|
| Mines Shopping Fair, Selangor, Malaysia | July 2008 | About 30,000 sq ft | 3 years + option of another 3 years |

The securing of the above lease is in line with the Group's plans to expand its retail operations to suitable locations in the region.

None of the directors or substantial shareholders of the Company has any interest, direct or indirect, in the above transactions.

By Order of the Board

Loo Leong Thye
Chief Executive Officer