

VIA ELECTRONIC LODGEMENT

21 December 2005

Australian Stock Exchange
Company Announcements Platform

Sale of Office Premises at 333 Exhibition Street, Melbourne

OFM is pleased to advise that it has completed the sale the office component of the premises at 333 Exhibition Street, Melbourne to GE Real Estate Australia Pty Ltd ("GE") for \$15.45 million. The sale was achieved after an expression of interest campaign conducted by Colliers International.

The offices together with ground floor retail premises and a 700 bay car park were acquired by OFM on 27 June 2005 for a total purchase price of \$34.1 million. The intent of the acquisition was for OFM to add value by putting in place new lease agreements and then subdividing and selling individually the three strata.

The sale of the offices will allow OFM to realise a profit in accordance with expectations. The retail premises and car parks are expected to be sold in 2006 once documentation for new lease agreements has been completed.

Yours faithfully

RICK CURTIS
CHIEF EXECUTIVE OFFICER