

John Edward McBain
5 Stanhope Road
KILLARA NSW 2071

28 July 2006

Directors of OFM Investment Group Limited
C/- Level 16
379 Collins Street
MELBOURNE VIC 3000

Dear Directors,

In accordance with Section 192 of the *Corporations Act 2001*, I hereby give standing notice of my personal interests in matters that relate to the affairs of the Company and/or its subsidiaries. Details are set out below.

Through a family trust, I have an interest in the following funds operated by companies controlled by the Company:-

Syndicate	Units	% of Units Issued	Market	Equity
<u>Century Property Trust No.7</u>	38,183.00	1.10	\$38,183.00	\$38,183.00
<u>Century Property Trust No.8</u>	96,755.00	0.89	\$96,755.00	\$96,755.00
<u>Century North Shore Investment Trust No.6</u>	96,750.00	1.73	\$96,750.00	\$96,750.00
<u>Century Diversified Trust No.9</u>	22,547.00	0.11	\$22,547.00	\$22,547.00
<u>Century North Shore Investment Trust No.5</u>	93,133.00	1.00	\$93,133.00	\$93,133.00
<u>Century Property Trust No.10</u>	156,619.00	1.28	\$156,619.00	\$156,619.00
<u>Century Property Trust No.11</u>	36,188.00	0.31	\$36,188.00	\$36,188.00
Totals	Count(7) 540,175.00		\$540,175.00	\$540,175.00

I also hold a 25% interest in the 511 Pacific Highway syndicate and a 35% interest in the Springwood syndicate.

Pursuant to the agreement for the sale of Century Funds Management Limited to the Company, I and/or related companies have provided warranties and indemnities to the Company.

Yours sincerely,


John Edward McBain