

VIA ELECTRONIC LODGEMENT

6 March 2003

Australian Stock Exchange
Company Announcements Platform

Half Year Report

In accordance with Listing Rules 4.1 and 4.2, we provide herewith:

- (a) Directors' Report for half year ended 31 December 2002;
- (b) Directors' Declaration for half year ended 31 December 2002;
- (c) Appendix 4B (Half-yearly report) for half year ended 31 December 2002; and
- (d) Audit Review report.

The company's Media Release in relation to the Half Year results is also attached.

Yours faithfully



TONY PANTHER
COMPANY SECRETARY

HALF-YEAR RESULTS

Listed funds manager and financial services company OFM Investment Group Limited (OFM) today announced a net profit of \$3.202 million for the half-year ended 31 December 2002, in line with the company's previous forecast for the full-year.

The directors declared a fully franked interim dividend of 5 cents per share for the half-year. No interim dividend was paid for the 6-month period ended 31 December 2001 when OFM traded as an unlisted public company, formed as part of the demutualisation of the Over 50s Mutual Friendly Society Ltd.

OFM reported a half-year EBIT of \$3.852 million on net revenues of \$10.842 million.

Results Summary

	2002 \$'000	2001 \$'000 ¹	Change %
Half year ended 31 December 2002			
Net revenue	10,842	10,073	7.6
Earnings before depreciation, amortisation interest and tax (EBITDA)	3,861	3,498	10.4
Depreciation and amortisation	9	14	
Earnings before interest and tax (EBIT)	3,852	3,484	10.6
Tax expense	440	321	37.1
Net profit	3,202	3,163	1.2
Earnings per share	\$0.08	\$0.08	

Notes:

(1) During the half-year ended 31 December 2001 OFM was an unlisted public company

Tax expense increased as a result of lower tax exempt income from the Friendly Society operations.

Chief Executive Officer, Mr Rick Curtis, said: "This solid result in a difficult market indicates that OFM is on target to achieve its revised full-year profit forecast of \$6.8 million, whilst building in a platform for future growth."

The previous full-year profit forecast of \$7.1 million was based on consolidation of The Over 50's Guardian Friendly Society Limited (Guardian) into OFM's accounts. Guardian manages funeral funds on behalf of Service Corporation International of Australia Pty Ltd. OFM continues to manage this friendly society, but on accounting advice Guardian is no longer consolidated into the accounts of OFM.

Mr Curtis said that since taking over as Chief Executive Officer on 1 October 2002 the priorities had been to recruit key executives to strengthen the senior management team and to finalise a new business plan for future growth. New heads of property, mortgage funds and business development had been recruited. Catherine Jones, formerly Head of Legal and Compliance at HSBC Asset Management (Australia) Limited would also join OFM at the end of the month as the new General Counsel and Company Secretary.

Mr Curtis said the priorities in the next six months were to apply for AFS licenses and to upgrade the company's systems, including its web site, to support growth in the range of financial products and services offered.

"The strategy of the company is to grow its funds management business by expanding the range of its core Friendly Society investment bond products, whilst developing a broader range of financial products in specialist areas. The initial focus would be to leverage off its experience in property and mortgage lending to establish property and mortgage trusts. "

"We expect to lodge our application for AFS licences by early April, and to launch an unlisted property trust and mortgage trusts in the second half of this calendar year."

" OFM has made three high-grade property acquisitions – an industrial warehouse building and two prime office buildings – all supported by strong tenant covenants and strong lease profiles. Further acquisitions are also being considered."

"With a current value of approximately \$70m, these properties are held by OFM's wholly-owned subsidiary, the OFM Direct Property Trust. We intend to offer units in this Trust to retail investors later this year. "

"We are also planning to develop and offer a range of mortgage products as we see promising opportunities for OFM in the mortgage business capitalising on our low cost administrative model and expertise in property. OFM already has an established mortgage lending business through investment of its Friendly Society funds."

"We are determined to establish OFM as a reliable yield stock providing strong income flows and steady growth in shareholder value," Mr Curtis said.

--- ends ---

Media contact:

Bill Royce, Hill and Knowlton – (03) 9211 2444 or 0416 138 823

About OFM Investment Group

OFM Investment Group is a listed financial services and property investment company which was listed on the Australian Stock Exchange on 26th March 2002.

OFM was formed as part of the demutualisation in July 2001 of the Over 50s Mutual Friendly Society Ltd, Australia's second largest friendly society with over \$1 billion in assets and funds under management as at 31 December 2002.

The companies have origins dating back to 1979 and have since grown organically and through mergers into a listed entity (OFM) with over 40 million shares on issue and a market capitalisation of approximately \$70 million.

OFM INVESTMENT GROUP LIMITED

DIRECTORS' REPORT

Your Directors submit their report in respect of the half-year ended 31 December 2002.

DIRECTORS

The names of the Company's Directors in office during the half year and until the date of this report are as follows:

M.G. Chessell OAM, LL.B, (Chairman)

W.J. Forster B.Sc., ARICS.

M.G. Grant BVSc, MBA, MAIAS, FAICD.

M.A. Gray AM, BComm, DDA, FREI, FAPI, FAICD.

A.R. Nimmo FAIBF, MAICD

N.J. Brady B. Comm., FCPA, FAIBF, (resigned 23 October 2002)

N.E. Renton FFA, FSIA, FIAA, AI Arb.A, (resigned 28 February 2003)

REVIEW AND RESULTS OF OPERATIONS

The Consolidated Entity's achievement of a net profit of \$3.2 million was in line with the Directors expectations for the half year. Recent budget reviews, that took into account the engagement of 3 key executives to give effect to the strategic initiatives being undertaken by the new CEO, indicate that the forecasts, as contained in the March 2002 Information Memorandum, are still capable of being substantially achieved.

In September 2002 the Directors declared and paid a fully franked final dividend for the year ended 30 June 2002 of 5 cents per share, which totalled \$2,000,879.

As part of its continuing property strategy for both yield and growth, OFM, through its wholly-owned property trust, OFM Direct Property Trust (formerly The OFM Property Investment Unit Trust), purchased a commercial office building at 607 St Kilda Road, Melbourne for \$21 million in August 2002 and another commercial office building at 35 Spring Street Melbourne for \$35.3 million in December 2002. The Spring Street property was settled on 28 February 2003.

ROUNDING OF AMOUNTS

The parent entity is a company of the kind specified in the Australian Securities and Investments Commission class order 98/0100. In accordance with that class order, amounts in the financial statements and Directors' Report have been rounded to the nearest thousand dollars unless specifically stated to be otherwise.

Signed in accordance with a resolution of the Directors.



M.G. CHESSELL
Chairman

Melbourne, 5 March 2003

OFM INVESTMENT GROUP LIMITED

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of OFM Investment Group Limited, I state that:

In the opinion of the Directors;

- (a) the financial statements and notes of the consolidated entity as disclosed in Appendix 4B:
 - (i) give a true and fair view of the financial position as at 31 December 2002 and the performance for the half year ended on that date of the consolidated entity; and
 - (ii) comply with Accounting Standard AASB 1029 "Interim Financial Reporting" and the Corporations Regulations 2001; and.
- (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

On behalf of the Board



M.G. CHESSELL
Chairman

Melbourne, 5 March 2003

APPENDIX 4B
Half yearly/preliminary final report

Name of Entity

OFM Investment Group Limited

ABN

22 095 454 336

Half yearly
(tick)Preliminary
final (tick)Half year/financial year ended
("current period")

31 December, 2002

For announcement to the market*Extracts from this report for announcement to the market*

				\$A'000
Revenues from ordinary activities (item 1.1)	up / down	8%	to	10,842
Profit (loss) from ordinary activities after tax attributable to members (item 1.22)	up / down	1%	to	3,202
Profit (loss) from extraordinary items after tax attributable to members (item 2.5(d))	gain (loss) of			-
Net profit (loss) for the period attributable to members (item 1.11)	up / down	1%	to	3,202

Dividend (distributions)	Amount per security	Franked amount per security
Final dividend (Preliminary final report only - item 15.4)	- cents	- cents
Interim dividend (Half yearly report only - item 15.6)	5 cents	5 cents
Previous corresponding period (Preliminary final report - item 15.5; half yearly report - item 15.7)	N/A cents	N/A cents

+ Record date for determining entitlements to dividend, (in the case of a trust, distribution) (see item 15.2)

1

18 March 2003

Brief explanation of any of the figures reported above:

Pursuant to Australian Accounting Standard AASB 1044 the interim dividend shown above has not been provided for in the financial accounts at 31 December 2002.

Short details of any bonus or cash issue or other item(s) of importance not previously released to the market: N/A

If this is a half yearly report it is to be read in conjunction with the most recent annual financial report.

Condensed consolidated statement of financial performance

		Current period	Previous corresponding period
		\$A'000	\$A'000
1.1	Revenues from ordinary activities (see items 1.23 - 1.25)	10,842	10,073
1.2	Expenses from ordinary activities (see items 1.26 & 1.27)	6,962	6,589
1.3	Borrowing Costs	238	-
1.4	Share of net profit (loss) of associates and joint venture entities (see item 16.7)	-	-
1.5	Profit (loss) from ordinary activities before tax	3,642	3,484
1.6	Income tax on ordinary activities	440	321
The difference between income tax expense provided in the financial statements and the prima facie income tax is:			
	Profit from ordinary activities	3,642	3,484
	Prima facie tax thereon at 30%	1,092	1,045
	Tax effect of permanent differences		
	- Exempt income	(2,203)	(2,263)
	- Expenses relating to exempt income and non-allowable	1,546	1,539
	Prima facie tax adjusted for permanent differences	436	321
	Under provision in prior year	4	-
	Income Tax Expense	440	321
1.7	Profit (loss) from ordinary activities after tax	3,202	3,163
1.8	Profit (loss) from extraordinary items after tax (see item 2.5)	-	
1.9	Net profit (loss)	3,202	3,163
1.10	Net profit (loss) attributable to outside equity interests	-	-
1.11	Net profit (loss) for the period attributable to members	3,202	3,163

Non-owner transaction changes in equity

		Current period	Previous corresponding period
		\$A'000	\$A'000
1.12	Increase (decrease) in revaluation reserves	-	-
1.13	Net exchange differences recognised in equity	-	-
1.14	Other revenue, expense and initial adjustments recognised directly in equity (attach details)	-	-
1.15	Initial adjustments from UIG transitional provisions	-	-
1.16	Total transactions and adjustments recognised directly in equity (items 1.12 to 1.15)	-	-
1.17	Total changes in equity not resulting from transactions with owners as owners	3,202	3,163

Earnings per security (EPS)

		Current period	Previous corresponding period
1.18	Basic EPS	0.08	0.08
1.19	Diluted EPS	0.08	0.08

Notes to the condensed consolidated statement of financial performance

Profit (loss) from ordinary activities attributable to members

	Current period	Previous corresponding period
	\$A'000	\$A'000
1.20 Profit (loss) from ordinary activities after tax <i>(item 1.7)</i>	3,202	3,163
1.21 Less (plus) outside equity interests	-	-
1.22 Profit (loss) from ordinary activities after tax, attributable to members	3,202	3,163

Revenue and expenses from ordinary activities

1.23 Revenue from sales or services:		
Management Fees - Third parties	829	796
Management Fees - Benefit Funds	6,392	7,253
	<u>7,221</u>	<u>8,049</u>
1.24 Interest revenue	1,282	1,473
1.25 Other relevant revenue:		
Rental income	1,029	-
Risk participation fees	587	-
Other income	723	551
	<u>2,338</u>	<u>551</u>
1.26 Details of relevant expenses:		
Provision - employee entitlements	40	34
Provision - directors' retirement fund	46	15
Marketing and advertising	730	632
Corporate expenses	1,127	1,026
Administration and funds management	2,899	3,402
Staffing costs	937	528
Commissions paid	429	323
Office administration expenses	134	160
Other expenses	610	455
	<u>6,952</u>	<u>6,575</u>
1.27 Depreciation and amortisation excluding amortisation of intangibles <i>(see item 2.3)</i>	9	14

		Current period \$A'000	Previous corresponding period \$A'000
1.28	Interest costs capitalised in asset values	-	-
1.29	Outlays capitalised in intangibles (unless arising from an acquisition of a business)	-	-

Consolidated retained profits

1.30	Retained profits (accumulated losses) at the beginning of the financial period	6,816	-
1.31	Net profit (loss) attributable to members <i>(item 1.11)</i>	3,202	3,163
1.32	Net transfers to and from reserves (details if material)	-	-
1.33	Net effect of changes in accounting policies	-	-
1.34	Dividends and other equity distributions paid or payable	(2,001)	-
1.35	Retained profits (accumulated losses) at end of financial period	8,017	3,163

Intangible and extraordinary items

		Consolidated - current period			
		Before tax	Related tax	Related outside equity interests	Amount (after tax) attributable to members
		(a) \$A'000	(b) \$A'000	(c) \$A'000	(d) \$A'000
2.1	Amortisation of goodwill	-	-	-	-
2.2	Amortisation of other intangibles	-	-	-	-
2.3	Total amortisation of intangibles	-	-	-	-
2.4	Extraordinary items	-	-	-	-
2.5	Total Extraordinary items	-	-	-	-

Comparison of half year profits

(Preliminary final report only)

		Current period	Previous corresponding period
		\$A'000	\$A'000
3.1	Consolidated profit (loss) from ordinary activities after tax attributable to members reported for the 1st half year (item 1.22 in the half yearly report)	-	-
3.2	Consolidated profit (loss) from ordinary activities after tax attributable to members for the 2nd half year	-	-

Condensed consolidated statement of financial position

	At end of current period \$A'000	As shown in last annual report \$A'000	As in last half yearly report \$A'000	
Current assets				
4.1	Cash	16,583	41,032	49,703
4.2	Receivables	1,082	2,036	789
4.3	Investments	12,197	3,657	8,348
4.4	Inventories	-	-	-
4.5	Tax assets	159	-	-
4.6	Other (provide details if material):	-	-	-
	Prepayments	145	-	-
4.7	Total current assets	30,166	46,725	58,840
Non-current assets				
4.8	Receivables	-	-	-
4.9	Investments (equity accounted)	-	-	-
4.10	Other investments	2,306	2,387	-
4.11	Inventories	-	-	-
4.12	Exploration and evaluation expenditure capitalised (see para .71 of AASB 1022)	-	-	-
4.13	Development properties (mining entities)	-	-	-
4.14	Other property, plant and equipment (incl property investments) (net)	36,996	14,541	28
4.15	Intangibles (net)	-	-	-
4.16	Tax assets	83	159	-
4.17	Other (please provide details if material)	-	-	20
	Deposit on unsettled property purchase (refer item 19.3)	3,530	-	-
4.18	Total non-current assets	42,914	17,087	48
4.19	Total assets	73,080	63,812	58,888

Current liabilities				
4.20	Payables	3,538	3,019	2,656
		At end of current period \$A'000	As shown in last annual report \$A'000	As in last half yearly report \$A'000
4.21	Interest bearing liabilities	-	-	-
4.22	Tax liabilities	1,571	1,894	901
4.23	Provisions exc. tax liabilities	721	723	573
4.24	Other (provide details if material)	-	-	-
4.25	Total current liabilities	5,830	5,636	4,130
Non-current liabilities				
4.26	Payables	-	-	-
4.27	Interest bearing liabilities	7,476	-	-
4.28	Tax liabilities	36	36	-
4.29	Provisions exc. tax liabilities	-	27	27
4.30	Other (provide details if material)	-	-	-
4.31	Total non-current liabilities	7,512	63	27
4.32	Total liabilities	13,343	5,699	4,157
4.33	Net assets	59,738	58,113	54,731
Equity				
4.34	Capital / contributed equity	51,721	51,297	51,568
4.35	Reserves	-	-	-
4.36	Retained profits (accumulated losses)	8,017	6,816	3,163
4.37	Equity attributable to members of the parent entity	59,738	58,113	54,731
4.38	Outside equity interests in controlled entities	-	-	-
4.39	Total equity	59,738	58,113	54,731
4.40	Preference capital included as part of 4.37	-	-	-

Notes to the condensed consolidated statement of financial position

Exploration and evaluation expenditure capitalised

(To be completed only by entities with mining interests if amounts are material. Include all expenditure incurred.)

	Current period \$A'000	Previous corresponding period \$A'000
5.1 Opening balance	-	-
5.2 Expenditure incurred during current period	-	-
5.3 Expenditure written off during current period	-	-
5.4 Acquisitions, disposals, revaluation increments, etc.	-	-
5.5 Expenditure transferred to Development Properties	-	-
5.6 Closing balances as shown in the consolidated balance sheet <i>(Item 4.11)</i>	-	-

Development properties

(To be completed only by entities with mining interests if amounts are material.)

	Current period \$A'000	Previous corresponding period \$A'000
6.1 Opening balance	-	-
6.2 Expenditure incurred during current period	-	-
6.3 Expenditure transferred from exploration and evaluation	-	-
6.4 Expenditure written off during current period	-	-
6.5 Acquisitions, disposals, revaluation increments, etc	-	-
6.6 Expenditure transferred to mine properties	-	-
6.7 Closing balances as shown in the consolidated balance sheet <i>(Item 4.12)</i>	-	-

Condensed Consolidated statement of cash flows

		Current period	Previous corresponding period
		\$A'000	\$A'000
Cash flows related to operating activities			
7.1	Receipts from customers	-	-
7.2	Payments to suppliers and employees	(7,672)	(1,085)
7.3	Dividends received from associates	-	-
7.4	Other dividends received	-	-
7.5	Interest and other items of similar nature received	3,691	1,842
7.6	Interest and other costs of finance paid	(234)	-
7.7	Income taxes paid	(764)	560
7.8	Other (provide details if material)		-
	Management fees received	7,221	7,657
	Other	57	(124)
7.9	Net operating cash flows	2,298	8,850
Cash flows related to investing activities			
7.10	Payment for purchases of property, plant and equipment	(24,839)	(42)
7.11	Proceeds from sale of property, plant and equipment	-	-
7.12	Payment for purchases of equity investments	-	-
7.13	Proceeds from sale of equity investments	-	-
7.14	Loans to other entities	(726)	(3,871)
7.15	Loans repaid by other entities	-	-
7.16	Other (provide details if material):	-	-
	Cash transferred on demutualisation	-	44,105
	Purchase of Debentures	(7,750)	-
	Purchase of Investments	-	(5,000)
	Other	-	2,600
7.17	Net investing cash flows	(33,315)	37,792

		Current period	Previous corresponding period
		\$A'000	\$A'000
Cash flows related to financing activities			
7.18	Proceeds from issues of securities (shares, options, etc)	424	-
7.19	Proceeds from borrowings	-	-
7.20	Repayment of borrowings	-	-
7.21	Dividends paid	(2,001)	-
7.22	Other (provide details if material):	-	-
	Loans from related entities	645	-
	Bill Facility	7,500	
	Other	-	3,061
7.23	Net financing cash flows	6,567	3,061
7.24	Net increase (decrease) in cash held	(24,449)	49,703
7.25	Cash at beginning of period <i>(see Reconciliation of cash)</i>	41,032	-
7.26	Exchange rate adjustment to item 7.25		
7.27	Cash at end of period <i>(see Reconciliation of cash)</i>	16,583	49,703

Non-cash financing and investing activities

Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. *(If an amount is quantified, show comparative amount.)*

In December 2002 an OFM Investment Group Limited subsidiary entered into a contract to acquire a property at 35 Spring Street Melbourne for \$35.3 million. The settlement took place on 28 February 2003. The purchase was partly funded by non-recourse debt over this property and 607 St Kilda Road Melbourne.

Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.

		Current period	Previous corresponding period
		\$A'000	\$A'000
8.1	Cash on hand and at bank	16,583	5,827
8.2	Deposits at call	-	43,876
8.3	Bank overdraft	-	-
8.4	Other (provide details)	-	-
8.5	Total cash at end of period (<i>item 7.27</i>)	16,583	49,703

Ratios

		Current period	Previous corresponding period
Profit before tax / revenue			
9.1	Consolidated profit (loss) from ordinary activities before tax (<i>item 1.5</i>) as a percentage of revenue (<i>item 1.1</i>)	34%	35%
Profit after tax / equity interests			
9.2	Consolidated net profit (loss) from ordinary activities after tax attributable to members (<i>item 1.11</i>) as a percentage of equity (similarly attributable) at the end of the period (<i>item 4.37</i>)	5%	6%

Earnings per security (EPS)

10 Details of basic and diluted EPS reported separately in accordance with paragraph 9 and 18 of AASB 1027: *Earnings Per Share* are as follows.

Basic EPS		
Net Profit (\$A'000)		3,202
Number of Ordinary shares -	40,246,564	
Number of Potential Ordinary Shares - Nil		
Weighted average number of Ordinary shares		<u>40,137,011</u>
Basic EPS		<u>\$0.080</u>
Diluted EPS		
Net Profit (\$A'000)		3,202
Number of Ordinary shares -	40,246,564	
Number of Potential Ordinary Shares - Nil		
Weighted average number of Ordinary shares		<u>40,137,011</u>
Diluted EPS		<u>\$0.080</u>
<p>There has been no conversion to, calling of, or subscription for ordinary shares between the reporting date and the time of completion of the financial report</p> <p>There has been no issue of potential ordinary shares between the reporting date and the time of completion of the financial report</p>		

NTA backing		Current period	Previous corresponding period
		11.1	Net tangible asset backing per ordinary security

Discontinuing Operations

(Entities must report a description of any significant activities or events relating to discontinuing operations in accordance with paragraph 7.5 (g) of AASB 1029: Interim Financial Reporting, or, the details of discontinuing operations they have disclosed in their accounts in accordance with AASB 1042: Discontinuing Operations (see note 17).)

12.1 Discontinuing Operations

N/A

Control gained over entities having material effect

13.1 Name of entity (or groups of entities)

N/A

13.2 Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) since the date in the current period on which control was acquired.

\$A'000

-

13.3 Date from which such profit has been calculated

13.4 Profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) for the whole of the previous corresponding period

\$A'000

-

Note:

Loss of control of entities having material effect

14.1	Name of entity (or groups of entities)	N/A
14.2	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) for the current period to the date of loss of control	\$ -
14.3	Date to which the profit (loss) in item 14.2 has been calculated	-
14.4	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) while controlled during the whole of the previous corresponding period	\$ -
14.5	Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control	\$ -

Dividends (in the case of a trust, distributions)

15.1 Date the dividend (distribution) is payable

4 April 2003

15.2 Record date to determine entitlements to the dividend (distribution)

18 March 2003

(i.e., on the basis of proper instruments of transfer received by 5.00pm if securities are not CHES approved, or security holding balances established by 5.00pm or such later time permitted by SCH Business Rules if securities are CHES approved)

15.3 If it is a final dividend, has it been declared? *(Preliminary final report only)*

N/A

Amount per security

		Amount per security	Franked amount per security at 30% tax	Amount per security of foreign source dividend
	<i>(Preliminary final report only)</i>			
15.4	Final dividend: Current year	\$ -	\$ -	\$ -
15.5	Previous year	\$ -	\$ -	\$ -
	<i>(Half yearly and preliminary final reports)</i>			
15.6	Interim dividend: Current year	\$ 0.05	\$ 0.05	\$ -
15.7	Previous year	\$ -	\$ -	\$ -

Total dividend (distribution) per security (interim *plus* final)

(Preliminary final report only)

15.8 Ordinary securities

15.9 Preference securities

Current year	Previous year
- cents	- cents
- cents	- cents

**Half yearly report - interim dividend (distribution) on all securities or
Preliminary final report - final dividend (distribution) on all securities**

	Current period \$A'000	Previous corresponding period \$A'000
15.10 Ordinary securities <i>(each class separately)</i>	2,012	-
15.11 Preference securities <i>(each class separately)</i>	-	-
15.12 Other equity instruments <i>(each class separately)</i>	-	-
15.13 Total	2,012	-

The dividend or distribution plans shown below are in operation

The Dividend Reinvestment Plan of OFM Investment Group Limited is in operation.

The last date(s) for receipt of election notices for the dividend or distribution plans

18 March 2003

Any other disclosures in relation to dividends (distributions). *(For half yearly reports, provide details in accordance with paragraph 7.5(d) of AASB 1029 Interim Financial Reporting)*

Shares issued under the Dividend Reinvestment Plan will not be issued at a discount to market price.

The Rules of the Dividend Reinvestment Plan have been amended by deleting the first occurring paragraph (c) of Rule 4 to remove the option to select a percentage number of a shareholder's shares to participate in the Dividend Reinvestment Plan.

Details of aggregate share of profits (losses) of associates and joint venture entities

Group's share of associates' and joint venture entities:		Current period	Previous corresponding period
		\$A'000	\$A'000
16.1	Profit (loss) from ordinary activities before income tax	-	-
16.2	Income tax on ordinary activities	-	-
16.3	Profit (loss) from ordinary activities after tax	-	-
16.4	Extraordinary items net of tax	-	-
16.5	Net profit (loss)	-	-
16.6	Adjustments	-	-
16.7	Share of net profit (loss) of associates and joint venture entities	-	-

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities. If the interest was acquired or disposed of during either the current or previous corresponding period, indicate date of acquisition ("from dd/mm/yy") or disposal ("to dd/mm/yy").

Name of entity	Percentage of ownership interest held at end of period or date of disposal		Contribution to net profit (loss) (item 1.9)	
	Current period	Previous corresponding period	Current period \$A'000	Previous corresponding period \$A'000
17.1 Equity accounted associates and joint venture entities	0%	0%	-	-
17.2 Total	0%	0%	-	-
17.3 Other material interests			-	-
17.4 Total	0%	0%	-	-

Issued and quoted securities at end of current period

(Description must include rate of interest and any redemption or conversion rights together with prices and dates.)

Category of securities		Total number	Number quoted	Issue price per security (cents)	Amount paid up per security (cents)
18.1	Preference securities <i>(description)</i>	-	-	-	-
18.2	Changes during current period (a) Increases through issues (b) Decreases through returns of capital, buybacks,	-	-	-	-
18.3	Ordinary Securities	40,246,564	40,246,564		
18.4	Changes during current period (a) Increases through issues (b) Decreases through returns of capital, buybacks	228,976	228,976	1.85	1.85
18.5	Convertible debt securities <i>(description and conversion factor)</i>	-	-	-	-
18.6	Changes during current period (a) Increases through issues (b) Decreases through securities matured, converted	-	-	-	-
18.7	Options <i>(description and conversion factor)</i>			<i>Exercise price</i>	<i>Expiry date, if any</i>
18.8	Issued during current period	-	-	-	-
18.9	Exercised during current period	-	-	-	-
18.10	Expired during current period	-	-	-	-
Category of securities		Total number	Number quoted		

18.11	Debentures <i>(description)</i>		
18.12	Changes during current period		
	(a) Increases through issues	-	-
	(b) Decreases through securities matured, converted	-	-
18.13	Unsecured notes <i>(description)</i>		
18.14	Changes during current period		
	(a) Increases through issues	-	-
	(b) Decreases through securities matured, converted	-	-

Segment Reporting

(Information on the business and geographical segments of the entity must be reported for the current period in accordance with *AASB 1005: Segment Reporting* and for half year reports, *AASB 1029: Interim Financial Reporting*. Because entities employ different structures a pro forma cannot be provided. Segment information in the layout employed in the entity's accounts should be reported separately and attached to this report.)

(i) Revenue is derived by the Consolidated Entity from the following product segments:

approved deposit fund.

(b) Insurances - health and general insurance agency

(c) Mortgages - provide funding and equity capital secured by mortgages

(d) Property - acquire and hold properties for income and growth

(ii) The Consolidated Entity operates in one geographic region, Australia

(iii) Segment Information:

	2002						Consolidated \$'000
	Funds	Insurances	Mortgages	Property	Eliminations		
	Administration \$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Operating Revenue							
Interest, dividends and other investment income	7,117	11	325	93	(6,264)		1,282
Management, establishment and risk fees	7,359	307	1,021	-	(173)		8,515
Rental Income				1,029			1,029
Other	15	-	-	-	-		15
Total segment revenue	14,491	319	1,347	1,122	(6,437)		10,842
Segment result	8,169	70	776	745	(6,119)		3,642
Income tax expense							(440)
Net profit							<u>3,202</u>
Segment assets	70,026	70	2,006	37,649	(36,670)		73,080
Segment liabilities	4,065	20	163	8,743	352		13,343
Other segment information:							
Depreciation	9		-	-	-		9
Non-cash expenses other than depreciation	-	-	18	-	-		18

Comments by Directors

Comments on the following matters are required by ASX or, in relation to the half yearly report, by *AASB 1029: Interim Financial Reporting*. The comments do not take the place of the directors' report and statement (as required by the Corporations Act) and may be incorporated into the directors' report and statement. For both half yearly and preliminary final reports, if there are no comments in a section, state NIL. If there is insufficient space to comment, attach notes to this report.

Basis of financial report preparation

- If this report is a half yearly report, it is a general purpose financial report prepared in accordance with the listing rules and *AASB 1029: Interim Financial Reporting*. **It should be read in conjunction with the last annual report and any**
- 19.1 **announcements to the market made by the entity during the period.** The financial statements in this report are "condensed financial statements" as defined in *AASB 1029: Interim Financial Reporting*. This report does not include all the notes of the type normally included in an annual financial report. [Delete if preliminary final report]
- 19.2 Material factors affecting the revenues and expenses of the economic entity for the current period. In a half yearly report, provide explanatory comments about any seasonal or irregular factors affecting operations.

Nil

- 19.3 reported elsewhere in this Appendix or in attachments, with financial effect quantified (if possible)

On 28 February 2003 settlement took place on the property purchased at 35 Spring Street Melbourne. The settlement was
This gears all properties purchased to 60%.

- 19.4 Franking credits available and prospects for paying fully or partly franked dividends for at least the next year.

The total of the franking accounts of entities within the group that are available for distribution, including franking credits
Group Limited within the next twelve months will be fully franked.

19.5

the last annual report are disclosed as follows. (Disclose changes and differences in the half yearly report in accordance with *AASB 1029: Interim Financial Reporting*. Disclose changes in accounting policies in the preliminary final report in accordance with *AASB 1001: Accounting Policies-Disclosure*).

N/A

19.6

revisions in estimates of amounts reported in previous annual reports if those revisions have a material effect in this half year.

N/A

19.7 Changes in contingent liabilities or assets. For half yearly reports, changes in contingent liabilities and contingent assets since the last annual report.

N/A

Additional disclosure for trusts

20.1 Number of units held by the management company or responsible entity or their related parties.

-

20.2 A statement of the fees and commissions payable to the management company or responsible entity.

--

Identify:

- * initial service charges
- * management fees
- * other fees

Annual meeting

(Preliminary final report only)

The annual meeting will be held as follows:

Place

Date

Time

Approximate date the annual report will be available

Compliance statement

1 This report has been prepared in accordance with AASB Standards, other AASB authoritative pronouncements and Urgent Issues Group Consensus Views or other standards acceptable to ASX (see note 12).

Identify other standards used

2 This report, and the accounts upon which the report is based (if separate), use the same accounting policies.

3 This report does / ~~does not~~ (*delete one*) give a true and fair view of the matters disclosed (see note 2).

4 This report is based on accounts to which the following applies. (*Tick one*)

The accounts have been audited.

The accounts have been subject to review.

The accounts are in the process of being audited or subject to review.

The accounts have not yet been audited or reviewed.

5 qualifications are ~~attached~~/will follow immediately they are available* (*delete one*). (*Half yearly report only - the audit report or review by the auditor must be attached to this report if this report is to satisfy the requirements of the Corporations Act.*)

6 The entity has/~~does not have~~* (*delete one*) a formally constituted audit committee.

Sign here:



(Director/Company Secretary)

Date: 5 March 2003

Print name: ANTHONY PANTHER

INDEPENDENT REVIEW REPORT

To the members of OFM Investment Group Ltd

Scope

We have reviewed the financial report of OFM Investment Group Ltd (“OFMIG”) in the form of Appendix 4B of the Australian Stock Exchange (ASX) Listing Rules, as set out on pages 1 to 16 and the Directors’ Declaration for the half-year ended 31 December 2002, but excluding the following sections:

- 1) Details of financing and investing transactions (page 7).
- 2) Comments by directors (page 15).
- 3) Compliance statement (page 16).

The financial report includes the consolidated financial statements of the consolidated entity comprising of OFMIG and the entities it controlled at the end of the half-year or from time to time during the half-year. The disclosing entity’s directors are responsible for the financial report. We have performed an independent review of the financial report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the financial report is not presented fairly in accordance with Accounting Standard AASB 1029 “Interim Financial Reporting” and other mandatory professional reporting requirements in Australia, statutory requirements and ASX Listing Rules as they relate to Appendix 4B, and in order for the company to lodge the financial report with the Australian Securities and Investments Commission and the ASX.

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. Our review was limited primarily to inquiries of the entity’s personnel and analytical review procedures applied to financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than that given in an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Review Statement

As a result of our review, we have not become aware of any matter that makes us believe that the half-year financial report, as defined in the scope section, of OFMIG Limited is not in accordance with:

- a) the Corporations Act 2001, including:

- (i) giving a true and fair view of the consolidated entity's financial position as at 31 December 2002 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 1029 "Interim Financial Reporting", and the Corporations Regulations 2001; and
- b) other mandatory professional reporting requirements in Australia and ASX Listing Rules as they relate to Appendix 4B.

Ernst & Young

Ernst & Young

Brett Rix

Brett Rix
Melbourne

Date: 5 March 2003