

14 June 2005

VIA ELECTRONIC LODGEMENT

Australian Stock Exchange
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**OFM INVESTMENT GROUP LIMITED
PURCHASE OF 333 EXHIBITION STREET, MELBOURNE**

OFM announce that it has exchanged contracts to acquire the property at 333 Exhibition Street, Melbourne from the Stockland Group.

The property is situated on the corner of Exhibition and La Trobe Streets in the Melbourne CBD, and comprises 6,000 sq m of office space, which is fully leased to Telstra, ground floor retail premises and a 700 bay car park.

The property was acquired for \$34.1m with settlement due by 30 June 2005.

OFM proposes to add value to the property by addressing the lease profile and will then consider options to either further sub-divide and on-sell, or syndicate part or all of the property.

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