

Charities



Jo Karaolis – Principal, St Lucy's

Charities

ST LUCY'S SCHOOL

St Lucy's is an independent school which caters for children with special needs.

St Lucy's was chosen due to its commitment to providing an educational experience which caters for individual needs and differences within

a caring and supportive atmosphere, where children will grow in the knowledge, attitudes and skills necessary for life.

A donation was made to St Lucy's Principal, Jo Karaolis, at our Annual Investor dinners on 18th and 25th October 2007.

Century Opportunity Fund No. 2 (COF2) Gardening Award

We are pleased to announce that Century Funds Management is the recipient of the Best Commercial Property Garden award for 2007, presented by North Ryde Council.

The winning garden at 16 Byfield Street, North Ryde was entered in the competition, on our behalf, by the gardener Pat McManus from Commercial Lawn and Gardening. Pat has been looking after the gardens at 16 Byfield Street for the past seven years. Congratulations Pat!



The prize of \$300 will be used to purchase a pot and plant for the foyer of the building.

Events and Communications

DECEMBER 2007

Tuesday 11 December 2007

2 Australia Avenue Unit Holder Meeting

Unit Holder Meetings for Bulky Goods Stapling

Monday 10 December 2007
Century Property Trust No. 8

Wednesday 12 December 2007
Century Diversified Trust No. 9

Thursday 13 December 2007
Century Opportunity Fund No. 1

JANUARY 2008

Quarterly Distributions 2nd quarter 2008

Launch of Century Bulky Goods Fund No.1 (if approved)

FEBRUARY 2008

Launch of External Investor Database

Investor Dinners 2007 - Snapshot



DISCLAIMER

We recommend that before an investment decision is made prospective investors consult their financial or other professional adviser. The information in this investor update is general information only and does not take into account the objectives, financial situation or particular needs of any person. You should consider whether this information is appropriate for you in light of your objectives, financial situation and needs. This document is issued jointly by Century Funds Management Limited ABN 11 086 553 639 AFSL 231149 and Century Bankminster Limited ABN 24080151355 AFSL 236805.

Welcome to the final Investor Update for 2007

This update will address a number of issues including an overview of a new leasing deal for Milperra and the creation of a new diversified Bulky Goods Trust, Century Bulky Goods Fund No. 1.

There is further information on the upcoming launch of our External Investor Database and in this issue we are introducing an ongoing Development Overview.

We will update you on recent leasing activity, as well as a number of property valuations.

From a more social viewpoint, it was wonderful to see so many of you at our Annual Investor Dinners and we trust that you enjoyed our guest speakers, Raelene Boyle and Dawn Fraser.

RECENT CHANGES AT OVER FIFTY GROUP
For those following the activities of our parent company – The Over Fifty Group, we are delighted to announce the appointment of four new directors at the recent shareholder Annual General Meeting.

Both Jason Huljich and John McBain are OFG Board Directors. Other new appointments include Peter Done, Roger Dobson and Deepak Gupta. This new Board directly represents over 14% of the parent company's shares.

The Management and Staff of Century Funds Management wish yourself and your families our very best for the upcoming Festive Season and we look forward to a prosperous New Year.

EXTERNAL INVESTOR DATABASE LAUNCH

Century is pleased to advise solid progress with the enhancements to the Investor Database system which will enable investors and advisors to access their respective Investor files.

Staff are currently conducting User Acceptance Testing on these upgrades with encouraging results to date.

Financial Advisors should gain access to the system during January 2008 and we expect to provide access to all Investors during February 2008.



2007 Investor Dinners

This year the Century Investor Dinners were held at L'Aqua Terrace Room at Darling Harbour.

Investors, advisors and staff enjoyed the views, the fine food and each other's company. We were also privileged to have as our Guest Speakers, Olympians Raelene Boyle and Dawn Fraser. Raelene relayed some of her experiences, including carrying the Olympic Torch at the Opening Ceremony at the Sydney

2000 Games, while Dawn came clean on the infamous flag incident. It turns out that the glow from her very white shoes gave her away...

Our Executive Director, John McBain gave a brief presentation on all the trusts, and as part of Century's ongoing commitment to charity, a donation was made to St Lucy's School. The Principal of St Lucy's, Ms Jo Karaolis, briefly spoke about the work being done at the school. Anyone who is interested in St Lucy's can contact the school via Century at any time.

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Century Bulky Goods Fund No.1 (CBGF1)



Enclosed is a brochure for our new Bulky Goods Fund. Between 10 to 13 of December 2007 Investor meetings to vote on the formation of Century Bulky Goods Fund No.1 will be held. It is proposed that the fund is established via the stapling of:

- ▶ Century Property Trust No. 8 - Warwick Farm Hometown
- ▶ Century Diversified Trust No. 9 - Griffith Hometown and Harvey Norman Centre, Griffith
- ▶ Century Opportunity Fund No. 1 - West Gosford Hometown

Century will acquire a further centre, the Hunter Supa Centre in Rutherford NSW for \$36 million. This will take the value of properties in CBGF1 to \$129.5 million.

Century has long held the belief that a portfolio of Bulky Goods Assets is the preferred vehicle for ownership. Advantages of a portfolio of assets include:

- ▶ stable cashflows, diversified by a number of tenants
- ▶ Century will be able to leverage existing tenant relationships to improve the tenancy mix across the centres, and
- ▶ significant economies of scale across the centres, all managed under the "Hometown" brand.

Following the settlement of the Hunter Supa Centre, the portfolio will represent five centres diversified across NSW with strong national tenants. We are forecasting a yield of 7.50%* p.a. to June 2008 and 2009 and tax deferrals of 99% to June 2008 and 92% to June 2009.

The new fund will continue to acquire properties it considers will add value to the portfolio. The fund will

also have a redemption facility, which will be available to investors after they have held their units for two years. Redemptions will be offered twice annually.

The fund will be open for investment in January 2008. If you would like more information regarding the fund or would like to reserve your interest in investing in the fund, please fill out the enclosed faxback form. If you would like to discuss any aspect of the fund, please call John Taylor on (02) 8923 8921.



Hunter Supa Centre – nearing completion.

* The forecast return is for the pre tax income return on cash contributions invested ("Cash returns") and the forecast tax deferred component of income is for the period ending 30 June 2008 (annualised) and year ended 30 June 2009. The forecast cash returns and tax deferred component are predictive in nature and are not guaranteed. Investors should carefully consider the assumptions on which the forecasts are based, detail of which can be found in the Century Bulky Goods Fund No. 1 Product Disclosure Statement dated 5 November 2007 ("PDS"). Applications may only be made on the application forms accompanying the PDS which will be available on our website or by calling Century Funds Management on 02 8923 8923 from 1 January 2008.

Century Adding Value

11 SHERIDAN CLOSE, MILPERRA

The Milperra industrial property was acquired in December 2004 for \$4.13 million with Brambles and subsequently CHEP occupying the property on a 3 year lease term with 3 options each of 3 years duration.

In June this year, CHEP advised that it would not exercise its 3 year option and intended to leave the property upon its lease expiry in December 2007.

Century immediately canvassed the local Milperra industrial agents and quickly secured a commitment from Coopers Transport Pty. Ltd.

The positive news for investors in Bankminster Property Trust No. 11 is that:

- ▶ The annual rental payable by Coopers Transport Pty. Ltd. is 18% pa greater than the rental previously paid by CHEP.
- ▶ Coopers Transport Pty. Ltd. has executed a 6 year lease from September 2007.
- ▶ The \$5.3 million market valuation of the property, as at 30 September 2007, reflects the added value of the Coopers Transport Lease and shows solid capital growth since it was acquired in December 2004.

Leasing Update

Leasing activity post June 30, 2007 has been strong with a solid uptake of space across all of the states and across all property classes where we hold assets.

Most current research is reporting healthy office occupancy rates across all capital city markets. The Sydney CBD and Metropolitan markets have been reported to show particularly strong and improving levels of demand over the past 3 to 6 months, with forecasts of a continuing recovery into the immediate future.

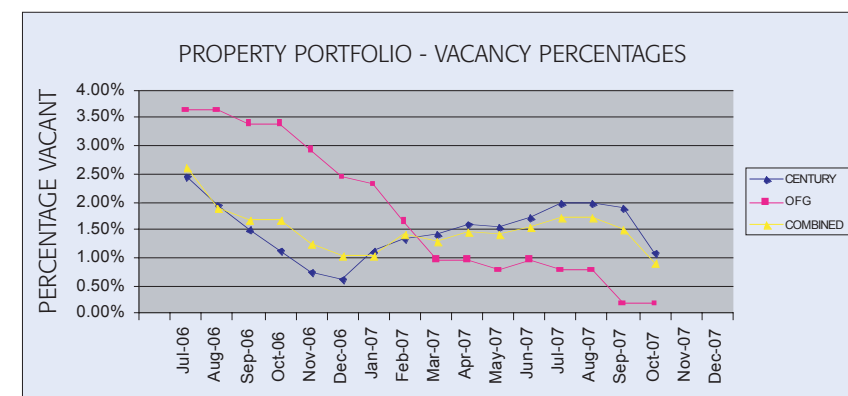
This too is the case within Century's portfolio, with our total portfolio vacancy rate falling to 0.90% (as of October 2007) across the four states where we hold assets, with strong recent leasing performance across the NSW market in particular.

It has been particularly pleasing to have secured new tenants within a number of Trust assets, prior to the existing tenant vacating.

This includes Coopers Transport at 11 Sheridan Close, Milperra NSW, Tiger Toner at 16 Byfield St, North Ryde NSW and Ultrafloor at 3 Carlingford Rd, Epping NSW.

Also, what is obviously pleasing is the strong retention rate of 'sitting tenants' within the Century Funds Management portfolio.

“ It has been particularly pleasing to have secured tenants within a number of Trust assets, prior to the existing tenant vacating. ”



Potential Development - 1 Richmond Rd, Keswick

Century has been progressively strengthening its in-house expertise to undertake property development & redevelopment projects on a larger scale than it has previously had the capacity to do. Century is positioning itself to capture and create higher value adding opportunities within its existing asset portfolio and through new acquisitions and ventures.

One such opportunity is being created in Keswick where the property has been rezoned from industrial to commercial office use as part of Adelaide's first Business Park. Century is developing a

campus-style master plan & development proposal for a new 10,000m² office building on the site. Century's adjoining land owner has committed to developing 3 new highly environmentally sustainable commercial buildings, anchored by an international tenant. Century has engaged local agents to seek a leasing precommitment for its proposed development while it prepares a Development Application for lodgement with Council in early 2008.

This new business park initiative will create a large scale campus office environment unprecedented in Adelaide,

offering a real alternative for businesses desiring to create their own identity and benefit from a fringe CBD location as has been the case in many capital cities around Australia in recent years. There will also be a resultant uplift in value for the existing office building at 1 Richmond Rd. We will keep Investors up to date on progress of this project.



Indicative perspective of proposed new building at Keswick, SA.

Recent property valuations

Whilst the majority of the portfolio was valued as at 30 June 2007, a small number of properties have subsequently been valued including the following:

| PROPERTY | ACQUISITION PRICE | 2007 RE-VALUATION |
|-------------------------|--------------------------------|------------------------------------|
| 9 Help Street Chatswood | \$38.2 million (December 2006) | \$42.5 million (30 September 2007) |
| 1 Richmond Road Keswick | \$20.91 million (April 2007) | \$22.8 million (30 September 2007) |
| West Gosford Hometown | \$28.66 million (October 2006) | \$32.9 million (15 October 2007) |