



HERBERT INSURANCE
GROUP LIMITED

Confirmation of Insurance Cover

POLICY ISSUED ON BEHALF OF CERTAIN UNDERWRITERS AT LLOYDS OF LONDON
C/O HERBERT INSURANCE GROUP LIMITED, PO BOX 4040, AUCKLAND, NEW ZEALAND

The Schedule

INSURED:	Oakland Investments (Aus) Limited Warranted: Cover provided in this Policy only applies in respect of all loans advanced by Oakland Investments under their Investment Criteria Model, with processes for approving each and every loan, further approved by the " Authorised Intermediary", Diversified Funds Management Limited in respect of all loans advanced by Oakland Investments, unless agreed in writing by the Underwriters.
POLICY NUMBER:	51747V05A
PERIOD OF INSURANCE	From 12.01am Eastern Standard Time on 1 st July 2006 until midnight Eastern Standard Time on 30 th June 2007. Policy renewable to 30 th June 2008 subject to agreement of terms and conditions.
POLICY TERRITORY	Loans granted in the states of Queensland, New South Wales, Victoria and Australian Capital Territories of Australia and New Zealand.

TYPE OF INSURANCE

1. Mortgage Indemnity Insurance

Insured Loan:	To be secured by First or Second Mortgage
Maximum Principal Amount:	AUD\$5,000,000
Maximum Loan Term:	12 months
Maximum LVR Percentage:	75%
Maximum Single Borrower Principal Amount:	AUD\$5,000,000
Maximum Aggregate Principal Amount:	AUD\$100,000,000
Limit of Indemnity:	Up to 100% of the Principal Amount or AUD\$3,000,000 whichever is the lesser for any one Insured Loan
Aggregate Limit of Indemnity:	AUD\$10,000,000 for all Claims under this Policy during the Period of Insurance
Deductible:	Nil

2. Mortgage Impairment Insurance

Limit of Indemnity:	Up to AUD\$5,000,000 any one Occurrence
Deductible:	AUD\$5,000 any one Occurrence

This Confirmation of Cover is issued subject to the terms, conditions, warranties, exceptions and exclusions of the Underwriters' standard form of the Policy specified as modified by any Endorsements attached. A copy of the Policy is available at the office of the Underwriters' representative specified above.

SIGNED

Director
Herbert Insurance Group Limited

DATED

7 July 2006