

BY FAX

Level 26, 181 William Street
Melbourne Vic 3000
Australia

Blake Dawson

ASX Company Announcements Office

T 61 3 9679 3000
F 61 3 9679 3111

FAX NO: 1300 135 638

Level 26, 181 William Street
Melbourne Vic 3000
Australia

www.blakedawson.com

Dear Sir/Madam

Oaks Hotel & Resorts Limited – Notice of Ceasing to be a Substantial Holder

6 June 2011

We act for Guy Alexander Edwards, Darryl Edward Kirk and Paul William Kirk as joint receivers and managers of Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed) and The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed) (the **Receivers and Managers**).

Our reference
RAF BFW 07 2028 5844

Partner
Bruce Dyer
T 61 3 9679 3413
bruce.dyer@blakedawson.com

We **attach** a Form 605 Notice of Ceasing to be Substantial Holder on behalf of the Receivers and Managers.

Yours faithfully



Form 605
Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme Oaks Hotels & Resorts Limited

ACN/ARSN 113 972 366

1. Details of substantial holder (1)

Name Guy Alexander Edwards, Darryl Edward Kirk and Paul William Kirk (as joint and several receivers and managers of Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed) and The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed))

ACN/ARSN (if applicable) _____

The holder ceased to be a
substantial holder on 3/6/11

The previous notice was given to the company on 27/1/11 (revised on 4/2/11)

The previous notice was dated 27/1/11 (revised notice dated 4/2/11)

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
3/6/11	Guy Alexander Edwards, Darryl Edward Kirk and Paul William Kirk (as joint and several receivers and managers of Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed))	Sale of securities by accepting an offer dated 8 April 2011 under a takeover bid by Delicious Food Holding (Singapore) Pte Ltd and receiving payment	A\$0.52 cash per share	22,689,451 ORD	22,689,451
3/6/11	Guy Alexander Edwards, Darryl Edward Kirk and Paul William Kirk (as joint and several receivers and managers of The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed))	Sale of securities by accepting an offer dated 8 April 2011 under a takeover bid by Delicious Food Holding (Singapore) Pte Ltd and receiving payment.	A\$0.52 cash per share	37,014,410 ORD	37,014,410

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Guy Alexander Edwards and Darryl Edward Kirk (as joint and several receivers and managers of Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed) and The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed))	Level 15, 123 Eagle Street, Brisbane, Queensland, 4000
Paul William Kirk (as joint and several receiver and manager of Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed) and The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed))	Level 19, 2 Southbank Blvd, Southbank, Victoria, 3006
Centrepoint Holdings Pty Ltd (Receivers and Managers Appointed)	C/- PricewaterhouseCoopers, Level 15, 123 Eagle Street, Brisbane, Queensland, 4000
The Oaks Apartment Management Pty Ltd (Receivers and Managers Appointed)	C/- PricewaterhouseCoopers, Level 15, 123 Eagle Street, Brisbane, Queensland, 4000

Signature

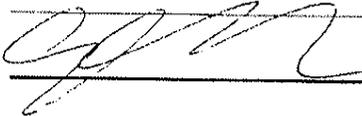
print name

Guy Edwards

capacity

Joint and several receiver and manager

sign here



date

3/6/11

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.