



2 October 2006

Market Release

BBX Property Investment Fund Limited (NSXCODE: BPI)

Trading Halt Imposed

Failure to Lodge 30 June 2006 Financial Report

NSX Newcastle

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NSX Melbourne

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Incorporating

NSX Limited

ABN: 33 089 447 058

Stock Exchange of Newcastle Limited

ABN: 11 000 902 063

Bendigo Stock Exchange Limited

ABN: 41 087 708 898

BSX Services Pty Ltd (t/a) BSX Taxi Markets

ABN 57 084 885 683

Please be advised that pursuant to section 319(3)(a) of the Corporations Act, the securities of the Company have been placed under a trading halt due to the NSX not receiving the Full Financial Year Statements by 5pm 30th September 2006.

Failure to lodge Half Yearly reports also means that the Dual Lodgment Relief is no longer applicable for these reports. The Company will be required to lodge their report direct to ASIC and NSX once available.

Once the Statements are received, the trading halt will be lifted

Announcement	Failure to lodge Preliminary Final Statements
Trading Halt Imposed:	9.00 am 2 October 2006
Pre-Open:	TBA
Normal Trading:	TBA

Yours Sincerely

Scott Evans
General Manager