

BBX PROPERTY INVESTMENT FUND LIMITED

2006 ANNUAL GENERAL MEETING RESULTS

The following resolutions were considered at the Annual General Meeting of shareholders of BBX Property Investment Fund Limited on 23 November 2006 and passed by the requisite majorities:

Ordinary Resolutions decided on a show of hands:

Resolution 2: Remuneration Report

That the Remuneration Report for the period to 30 June 2006 be adopted.

Resolution 3(a) Election of Simon Touma as a Director

That Mr Simon Touma, a Director retiring from office in accordance with Clause 19 of the Company's Constitution, being eligible, is elected as a Director of the Company.

Resolution 3(b) Re-Election of Barry Dawes as a Director

That Mr Barry Dawes, a Director retiring from office in accordance with Clause 19 of the Company's Constitution, being eligible, is elected as a Director of the Company.

Resolution 3(c) Re-Election of Michael Touma as a Director

That Mr Michael Touma, a Director retiring from office in accordance with Clause 19 of the Company's Constitution, being eligible, is elected as a Director of the Company.

Resolution 3(d) Re-Election of Tim Creasy as a Director

That Mr Tim Creasy, a Director retiring from office in accordance with Clause 6.1(f) of the Company's Constitution, being eligible, is re-elected as a Director of the Company.

Resolution 4 Appointment of Auditor

That Robert Nielson Partners, having consented to act, be appointed as auditors of the Company.

Summary of Proxies

Resolution	Votes For		Votes Against		Proxy's discretion		Abstain	
	Proxies	Votes	Proxies	Votes	Proxies	Votes	Proxies	Votes
Adoption of Remuneration Report	8	109,500	0	0	1	100,000	0	0
Re-election of Simon Touma	8	109,500	0	0	1	100,000	0	0
Re-election of Barry Dawes	8	109,500	0	0	1	100,000	0	0
Re-election of Michael Touma	8	109,500	0	0	1	100,000	0	0
Re-election of Tim Creasy	8	109,500	0	0	1	100,000	0	0
Appointment of Robert Nielson Partners as auditors	8	109,500	0	0	1	100,000	0	0

Christopher Millard Company Secretary

23 November 2006