

16th May 2007

National Stock Exchange of Australia
Ground Floor 384 Hunter Street
Newcastle NSW 2300

BY E-LODGE MENT

PROPERTY FOX NO.1 SELLS ASSET

The board of Property Fox No 1 Limited wish to announce the company has exchanged contracts for the sale of its property at Toorak Road, Hamilton QLD for \$1,360,000. The property was purchased in September 2004 for \$1,100,000. The expected date for settlement is 4 June 2007.

The company is also in the process of selling its property at Hardy Street Fairfield in NSW.

Interested shareholders can contact the company for more information.

About Property Fox No.1 Limited

Property Fox No. 1 Limited is a real estate investment company. Along with the array of properties Property Fox No #1 holds throughout Australia, Property Fox No 1 Limited also has a share of 2% in Fox Riverside Pty Ltd which holds 3 Riverfront properties in Brisbane. Property Fox No. 1 Limited listed on the National Stock Exchange of Australia on 28 February 2007.

For additional information please contact the company on +61-7-3031 9971

Property Fox No.1 Limited Forward - Looking Statements

This document contains forward-looking statements that reflect the Company's current expectations regarding future events. Forward-looking statements involve risks and uncertainties. Actual events could differ materially from those projected herein and depend on a number of factors including the success of the Company's marketing strategy, and various other uncertainties.