

9<sup>th</sup> August 2007

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

BY E-LODGE MENT

### **PROPERTY FOX NO.1 SELLS ASSET**

**We refer to the announcement lodged by the company on 26<sup>th</sup> June 2007. The board of Property Fox No 1 Limited wish to advise that 20 Hardy Street Pty Ltd, a company in which Property Fox No. 1 Limited is a 100 % shareholder has received the settlement of the sale proceeds of the property known as 20 Hardy Street, Fairfield.**

**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 1 Riverfront property 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.