

18th October 2007

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

BY E-LODGE MENT

ON MARKET BUY BACK CONDUCTED

In accordance with Listing Rule 6.13 the company advises that its has conducted an on market buy back. The details are as follows:

Date Buy-Back Conducted:	17 th October 2007
Type of Buy-Back:	On-Market
Number of Shares Bought Back:	5000
Class of Shares Bought Back	Fully Paid "A" Class Shares
Number of Shares and Class Prior to Buy-Back	5,000,000 Fully Paid "A" Class Shares
Consideration:	\$0.56 per share, \$2800 in total

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.