

23rd November 2007

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

BY E-LODGE MENT

FOX PORTFOLIO PTY LTD reduces management fees

Fox Portfolio Pty Ltd, a company controlled and owned by Mr Peter Spann, has today announced a substantial reduction in its fees.

From 1 July 2007 Fox Portfolio will reduce its fees to \$12,000 per annum.

Further it has announced that it will not accept any profit share or performance bonus on profits in respect to the shares it owns in the company until the NTA of Property Fox Number 1 Limited exceeds \$1.25.

Fees paid to Fox Portfolio to manage the company include office facilities, clerical and administration staff, accounting staff, preparation of board reports and financial statements.

Mr Spann said, "I believe the reduction in fees addresses shareholder concerns about the fees being a drag on the company and its potential for profits. It has largely come about in light of the substantial expertise and effort, the executive directors Mr Howard Woolcott and Ms Jodie Morris are putting into the company. This represents a reduction in fees of 89.1% and it further aligns my interests with the interests of the shareholders. We are looking forward to future profits and restoring shareholder value."

About Property Fox No.1 Limited

Property Fox No. 1 Limited is a real estate investment Company which has holdings in a range of residential properties in New South Wales and Queensland.. 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.