

1<sup>st</sup> February 2008

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

BY E-LODGEMENT

**PROPERTY FOX NO.2 LIMITED RECEIVES APPEAL AGAINST DEVELOPMENT APPROVAL**

The board of Property Fox No.2 Limited wish to advise that in relation to the property known as 27 -27A King Arthur Terrace Tennyson, the joint venture company Fox Riverside Pty Limited has received a notice of appeal to its Development Approval issued by Brisbane City Council dated 16 October 2006. The appellant is the adjoining owner. The first respondent is Brisbane City Council and the second respondent is Fox Riverside Pty Limited. The appeal is based on a Development Approval that has been granted by Brisbane City Council for the benefit of Fox Riverside Pty Limited a company which Property Fox No.2 Limited has a 31.17 % interest in. The approval permits development of the abovementioned land. The appeal seeks to set aside the Development Approval on the grounds that the adjoining owner was not properly notified and that the Approval, when it was first granted, did not comply with the relevant legislation. Fox Riverside Pty Limited has engaged the services of McCullough Robertson Solicitors to defend the appeal and is confident that the Approval was properly granted by Brisbane City Council. If, however, the Appellant is successful there will be a negative effect on any potential profits made by the Joint Venture Company, Fox Riverside Pty Ltd. The subject development has been partially commenced with the site being cleared for construction; however no construction has been commenced as yet. It is anticipated that all progress on the site will be stayed pending the outcome of this appeal. Interested shareholders can contact the company for more information.

By order of the board.



**Andrew Whitten**  
Company Secretary

**About Property Fox No.2 Limited**

Property Fox No. 2 Limited is a real estate investment Company which has holdings in a range of residential properties in Queensland.. Property Fox No. 2 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.2 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.