



1 April 2008

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

BY E-LODGEMENT

PROPERTY FOX NO.1 LIMITED SETTLES APPEAL

The Company refers to its previous announcement in connection with its investment in Fox Riverside Pty Limited. The development site owned in joint venture by Fox Riverside Pty Limited was the subject of an appeal against the development approval it had received from Brisbane City Council on a site at Tennyson. The matter has been mediated with the appellant and satisfactory terms have been agreed to enable the appeal to be withdrawn. The terms of the mediation agreement are confidential

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 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.