

2nd September 2008

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

BY E-LODGE MENT

PROPERTY FOX NO.2 MOVES OFFICES

Effective immediately the new registered office and principal place of business of Property Fox No.2 Limited is:

Level 21, Freeman Fox House
333, Ann Street
Brisbane QLD 4000

For further information please feel free to contact the Company on 07 3031 9950.

About Property Fox No.2 Limited

The Directors of Property Fox No 2 Limited have identified the Brisbane Riverfront as a potential property "hot spot" in the coming years.

To take advantage of continuing demand and restricted supply, Property Fox No 2 Limited (through its shareholding in Fox Riverside Pty Ltd and in joint venture with Freeman Fox Investments Pty Ltd) has acquired an interest in a number of prime development sites on or about the riverfront in Brisbane.

It is the intention of the Directors to use the funds raised to fund through the Joint Venture the development of these sites and, depending on the amount of capital used, to pursue the Real Estate Acquisition Mandate in other projects.

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.