



15<sup>th</sup> September 2008

Hello,

Re: Bidder's Statement and Target's Response

Please find attached the Target's Statement of Property Fox No 1 Limited dated 15<sup>th</sup> September 2008 in relation to the Off Market Takeover by Pritchard Equity Limited dated 1<sup>st</sup> September 2008. This is a detailed document and should be read in its entirety.

Please take particular note of my letter in the response and the Directors' proposed approach to return your capital to you by way of cash.

If shareholders require advice in relation to the bid or our response they should contact their legal and or professional advisors and/or Property Fox No.1 Limited. The special number to call is 07 3031 9950 and we are happy to answer any questions you may have.

The Directors have unanimously resolved to recommend to shareholders to reject the offer of Pritchard Equity Limited. The offer is inadequate in many ways. To reject the offer simply take no action.

An Independent Expert appointed to evaluate the bid has determined that the offer is neither fair nor reasonable. This is contained within the Target's Statement at Section 8.

Interested shareholders can also contact the company on 07 3031 9950.  
You may also contact me by email at [peter@freemanfox.com.au](mailto:peter@freemanfox.com.au) or Howard Woolcott at [howard.woolcott@propertyfoxno1.com.au](mailto:howard.woolcott@propertyfoxno1.com.au)

Yours faithfully

**Property Fox No.1 Limited**

Peter Spann  
Managing Director

Howard Woolcott  
Director