

29th September 2008

Company Announcements Office
National Stock Exchange of Australia Limited
Ground Floor 384 Hunter Street
Newcastle NSW 2300

BY E-LODGE MENT

RE: UPDATE ON JOINT VENTURE ON BRISBANE RIVERFRONT

As disclosed to the market Property Fox No.1 Limited, owns in Joint Venture a riverside block of land in Tennyson, Brisbane which was put to sale by public auction on Saturday 27th September 2008.

The auction was well attended but the block was passed in on a vendor's bid of \$3million.

Agents for the sale report that there are still a number of interested parties in the block as a whole and/or subdivided with whom they will have further negotiations.

A further release will be made when progress is made.

Shareholders should contact the company on 07 3031 9950 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.

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.