

3 December 2009

The Manager
Company Announcements Office
National Stock Exchange of Australia
Level 2,
117 Scott Street
NEWCASTLE NSW 2300

Dear Sir,

In accordance with section 650F of the *Corporations Act 2001 (Cth)*, Property Fox No. 2 Limited (**PF2**) confirms that it has declared its off-market takeover for all the A Class Shares in Property Fox No. 1 Limited free of all conditions (please refer to attached Notice of Declaring the Offer Free from Defeating Conditions).

Yours faithfully



Andrew Whitten
Company Secretary
Property Fox No.2 Limited



PROPERTY FOX NO. 2 LIMITED
(ACN 108 076 295)

NOTICE UNDER SECTION 650F OF THE CORPORATIONS ACT 2001 (CTH) DECLARING THE OFFER FREE
FROM DEFEATING CONDITIONS

TO:

1. National Stock Exchange of Australia
2. Australian Securities and Investments Commission
3. Property Fox No. 1 Limited (PF1)

This notice is given by Property Fox No. 2 Limited (ACN 108 076 295) (**PF2**) in relation to its bidder's statement dated 18 June 2009 (**Bidder's Statement**) in respect of its takeover offer for all the A Class shares in the share capital of Property Fox No. 1 Limited (**Offer**).

This notice should be read together with the Bidder's Statement. Unless the context requires otherwise, terms defined in the Bidder's Statement have the same meaning when used in this Notice.

NOTICE:

For the purposes of section 650F of the *Corporations Act 2001 (Cth)* PF2 gives notice that it declares the Offer and the contracts formed by the acceptance of the Offer free from the conditions set out in section 7.1 of the Bidder's Statement relating to the Offer.

The Offer is now free of all the conditions set out in section 7.1 of the Bidder's Statement.

For the purpose of section 650F(2)(b) of the Corporations Act 2001, PF2's voting power in Property Fox at the time of giving this notice is 50.99%

Dated: 3 December 2009

A handwritten signature in dark ink, appearing to read "Ben Doyle", with a stylized flourish at the end.

Benjamin Doyle
Director