

BBX PROPERTY INVESTMENT FUND LTD

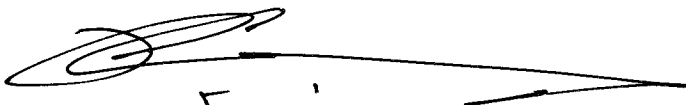
ACN 118 847 108

MARKET UPDATE BANKING FACILITIES

Further to our earlier market update the directors of BBX Property Investment Fund Ltd. wish to advise the market that the \$742,000 facility provided by St. George Bank Limited has been converted by them to an overdraft facility on terms and conditions normally applicable to that type of facility. The overdraft is secured over the two Mt. Druitt warehouses and the Bank has agreed to repayment of this facility from the sale proceeds of those two warehouses. The directors are in discussions with respect to a sale of it's Mt. Druitt Warehouses. At this time a contract has been exchanged on one of the two warehouse units and it is expected a further contract will exchange shortly. The sales are being made at approximately book value and it not expected any significant profit or loss will result from the sales.

St. George Bank have been completely supportive throughout this process and recognised that a sale of the two properties (the course chosen by the company) was preferable to refinancing the expired Bill facility.

All other banking facilities remain unchanged and are being serviced in the normal manner.



TIM CREASY

Secretary

27/10/2012