



NSX Release

24 December 2010

PARTIALLY UNDERWRITTEN RIGHTS ISSUE TO RAISE UP TO \$7,475,775.00

Property Fox No.2 Limited (NSX code: PFBA) announced that it will lodge a prospectus today (copy attached) with the Australian Securities and Investment Commission (“ASIC”) for a partially underwritten pro-rata non-renounceable rights issue of five (5) shares for every one (1) share held in the Company at a price of \$0.25 cents per share (“*the Entitlement Offer*”). The Entitlement Offer will raise approximately \$7,475,775.00 before the payment of costs to the offer.

The Entitlement Offer has been partially underwritten by Fox Portfolio Pty Limited.

Mr Spann said “the capital raised under the Entitlement Offer will provide the Company with funds for ongoing working capital to evaluate and invest in new projects and fund existing projects as required.”

Full details of the Entitlement Offer are set out in the prospectus that will be lodged today with ASIC and the National Stock Exchange of Australia.

Key dates in relation to the Entitlement Offer are as follows:

| | |
|------------------|--|
| 24 December 2010 | Lodgement of Prospectus |
| 10 January 2011 | Notice sent to security holders |
| 14 January 2011 | Record date to determine entitlement |
| 20 January 2011 | Prospectus sent to shareholders |
| 28 February 2011 | Last day for acceptance of the Entitlement Offer |
| 4 March 2011 | Allotment Date |
| 5 March 2011 | Securities quoted on a deferred settlement basis |
| 11 March 2011 | Despatch date |

About Property Fox No.2 Limited:

Property Fox No.2 Limited is a property investment company which holds a small but diversified portfolio of residential property. The mandate of the Company is to acquire property with development potential and over time to realize that potential. The Company listed on the National Stock Exchange of Australia on 28 February 2007 (NSX code: PFBA). As disclosed in the financial report for the period ended 30 June 2010, the Company is engaged in a number of property investments. The Company is currently managed by Mr Benjamin Doyle and a board of highly skilled directors.

Forward-looking Statements:

This press release 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.

CONTACT:

PROPERTY FOX NO.2 LIMITED

Howard Woolcott
+61 7 3031 9951
howard@freemanfox.com.au

