

NZX ANNOUNCEMENT

To: Market Information Services / Listed Company Relations, NZX (announce@nzx.com), (lcr@nzx.com)

From: Darryl Queen
Managing Director

Date: 23 November 2007

Issuer: propertyfinance group limited (PFG)

Subject: **Share Purchase Plan**

Propertyfinance Group Limited (PFG) wishes to advise the implementation of a Share Purchase Plan (SPP) which complies with the requirements of NZAX Listing Rule 7.3.4(ba) and the Securities Act (NZX-Share and Unit Purchase Plans) Exemption Notice 2005.

SPP's enable listed companies to offer new shares to shareholders without an investment statement and prospectus, subject to meeting certain conditions.

PFG's SPP will enable all registered shareholders as at 7 December 2007 (Record Date) to subscribe to a maximum of 25,000 new ordinary shares at 20¢ per share (\$5,000).

The issue price is the same price as shares recently issued by the Company to Kipling Partners, a company associated with its Managing Director, Mr Darryl Queen.

The offer will close on Wednesday, 16 January 2008 with allotment on Friday, 18 January 2008.

PFG's Managing Director, Mr Darryl Queen, said "the SPP provides the Company's shareholders an opportunity to acquire new shares as the Company looks to effect its restructuring plans".

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Background: propertyfinance group limited (PFG) is a NZAX-listed first mortgage provider. Its wholly-owned subsidiary PFSL was placed in receivership on 29 August 2007. The receivers are Brendon Gibson and Grant Graham of KordaMentha (formerly Ferrier Hodgson).