

7 August 2015

The Manager
Company Announcements
Australian Stock Exchange Limited
20 Bridge Street
Sydney NSW 2000

**RNY Property Trust (ASX:RNY) Reports Half-Year Results for
the Period Ended 30 June 2015**

Distributable Earnings of A\$1.513 million on Net Loss of A\$5.353 million

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) reported a net loss after tax of A\$5.353 million or A\$0.0203 per unit for the period ended 30 June 2015. Adjusting for the impact from certain non-cash items including property fair value adjustments, the Trust reported adjusted net loss after tax⁽¹⁾ of A\$359 thousand, or A\$0.0014 per unit and distributable earnings of A\$1.513 million, or A\$0.0057 per unit.

Highlights & Summary Portfolio Performance

- Reported leasing activity of 127,611 square feet on 32 transactions (4.3% of the total square feet in the portfolio);
- Occupancy at period end of 74.9%, unchanged from 31 December 2014 (78.7% at 30 June 2014)⁽²⁾;
- Year-over-year same property NOI decreased 14.5%;
- Achieved a renewal rate of 67.0% for the period ended 30 June 2015
- The Trust's share of the decrease in the valuation of the portfolio over the past 6 months is US\$2.9 million:

Revaluation Summary: (all amounts are in US\$000's)

Region	30-Jun	31-Dec	Change from 31 Dec 2014		30-Jun	Change from 30 Jun 2014	
	2015	2014	US\$	%	2014	US\$	%
Total Long Island	106,950	106,425	525	0.5%	108,225	(1,275)	(1.2%)
Total New Jersey	55,200	55,125	75	0.1%	56,700	(1,500)	(2.6%)
Total Westchester	84,225	87,675	(3,450)	(3.9%)	89,175	(4,950)	(5.6%)
Total Connecticut	58,725	58,800	(75)	(0.1%)	62,250	(3,525)	(5.7%)
Total Portfolio	<u>305,100</u>	<u>308,025</u>	<u>(2,925)</u>	<u>(0.9%)</u>	<u>316,350</u>	<u>(11,250)</u>	<u>(3.6%)</u>

Note: Represents RNY's 75% interest, excluding BRE/Melville JV assets.

As a result of the above, the average per square foot value of the portfolio was US\$138 with an average terminal cap rate of 7.98% used to value the portfolio.

The Trust continues to suspend distributions to unitholders in order to maintain a stronger capital position, increase liquidity, and reduce debt.

The Trust is managed by RAML, an Australian licensed responsible entity which is an affiliate of RXR. Other affiliates of RXR serve as property manager, leasing agent, asset manager, and construction manager and provide other services to the properties in the Trust portfolio. RXR is one of the New York Tri-State area's leading real estate operating and

investment companies, specializing in the acquisition, leasing, financing, property and asset management, design and development, and construction of commercial properties.

Notes:

- (1) Adjusted Trust NPAT (A-NPAT) is a non-IFRS figure that, in the opinion of the Board of Directors, provides a more appropriate representation of the operating performance of the underlying portfolio. For a detailed reconciliation between the net profit after tax and A-NPAT, please see slide 3 of the RNY Investor Presentation filed with the ASX on 7 August 2015 (such document may be viewed at www.rnypt.com.au or www.asx.com.au).
- (2) Occupancy percentages have been adjusted to exclude 505 White Plains Road, which was sold on 29 January 2015.

Certain statement herein relate to the Trust's future performance ("forward looking statements"). Although RAML believes such statements are based on reasonable assumptions, forward-looking statements are not guarantees of results and no assurance can be given that the expected results will be delivered. Such forward-looking statements are subject to certain risks, trends and uncertainties that could cause actual results to differ materially from those expected. Among those risks, trends and uncertainties are the general economic climate, including the conditions affecting industries in which principal tenants compete; financial condition of tenants; changes in the supply of and demand for office properties in the New York Tri-State area; changes in interest rate levels and changes in credit ratings and changes in the cost of and access to capital.

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