

RNY Property Trust



For the Period Ended 30 June 2015
Supplemental Operating and Financial Data

7 August 2015

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Certain statements herein relate to the Trust's future performance ("forward looking statements"). Although RNY Australia Management Limited 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.

Corporate Information

Corporate Profile

RNY Property Trust (the “Trust” or “RNY”) (ASX: RNY) is the first Australian listed property trust with the primary strategy of investing in well-located office properties within the New York Tri-State area of the United States. The listing of the Trust followed the successful Initial Public Offer (IPO) in September 2005 which raised A\$263.4 million. The fully paid issue price was A\$1.00 per unit, payable in two installments: an initial payment of A\$0.65 per unit and a final installment of A\$0.35 per unit, which was paid in October 2006.

Proceeds from the IPO were used to acquire a 75 per cent indirect interest in a portfolio of 25 suburban office properties, from Reckson Associates Realty Corp. (“Reckson”), for approximately US\$422 million (approximately A\$550 million). Reckson retained a 25 per cent indirect interest in these properties. On 25 January 2007, Reckson was merged into SL Green Realty Corp., at which time an affiliate of RXR Realty LLC (“RXR”) acquired Reckson’s interest in the portfolio.

RXR is a private enterprise founded by former members of Reckson management. RXR is a vertically integrated private real estate company with expertise in investment management, property management, development, design, construction, leasing, financing and asset management. RXR Realty is one of the largest owners, managers, and developers in the Tri-State Area with approximately \$10.0 billion of assets under management, comprised of 92 operating properties containing approximately 21.2 million square feet and 5,000 residential units under various stages of development.

The RNY properties were acquired in three separate tranches. The first tranche, consisting of 17 properties, was completed in September of 2005. Three additional properties were acquired in the second tranche, completed in January of 2006. On 23 June 2006, one of the properties acquired in the first tranche was sold. The final five properties were acquired in October 2006, in conjunction with the final installment on the Units.

On 26 June 2007, RNY acquired a 121,000 square foot building located at 1155 Railroad Avenue, Bridgeport, Connecticut for US\$3.4 million. The property was sold to a user in August 2012 for a gross sales price of US\$1.5 million, with RNY providing purchase money financing (the “PM Note”) of US\$1.125 million. Monthly payments of principal and interest are due on the PM Note, which is secured by the building and which matures on 1 September 2016.

On 3 July 2013, RNY completed a restructuring of a US\$51.5 million CMBS loan (the “CMBS Loan”) which matured in October 2010. Such CMBS Loan consisted of a US\$31.5 million A-note (the “A-note”) and a US\$20 million B-note (the “B-note”). As part of such restructuring, ownership of the Properties was transferred to a newly-formed joint-venture (the “JV”) with the owner of the B-note. The B-note owner contributed its US\$20 million B-note and cash to the JV in return for an approximate 92.2% ownership interest in such JV. RNY contributed US\$500,000 to the JV in exchange for an approximate 7.8% ownership interest in such JV. As a result, the JV owns the Properties, which remain encumbered by the A-note. The A-note matured in October 2014 and the lender commenced a foreclosure proceeding on 20 January 2015. At 31 December 2014, the Trust had assigned no value to its interest in the JV. Accordingly, such foreclosure proceedings will have no impact on the value of the Trust.

RNY is managed by RNY Australia Management Limited (“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.

Corporate Headquarters

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Executive Officers

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Michael Maturo	President and Chief Financial Officer
Jason Barnett	Senior Executive Vice President and General Counsel

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Reporting Schedule

Half Year Results	Early August
Full Year Results	Late February

Debt Summary at 30 June 2015*(US Dollars in thousands)***Debt Maturity and Repayment Schedule**

Year	Scheduled Debt Repayments
2015	1,575
2016	75,269
2017	186,942
Total Debt	\$263,786

Mortgage Detail

Property	Outstanding	Interest Rate	Maturity Date	Amortization Term (Years)
200 Broadhollow Road, Melville, NY	7,710	5.32%	January, 2016	interest only
55 Charles Lindbergh Blvd., Uniondale, NY	13,260	5.32%	January, 2016	interest only
10 Rooney Circle, West Orange, NJ	7,500	5.32%	January, 2016	interest only
555 White Plains Road, Tarrytown, NY	10,520	5.32%	January, 2016	interest only
560 White Plains Road, Tarrytown, NY	10,030	5.32%	January, 2016	interest only
6800 Jericho Turnpike, Syosset, NY	15,550	5.32%	January, 2016	interest only
6900 Jericho Turnpike, Syosset, NY	7,430	5.32%	January, 2016	interest only
300 Executive Drive, West Orange, NJ	7,213	4.25%	January, 2017	25
580 White Plains Road, Tarrytown, NY	7,573	4.25%	January, 2017	25
300 Motor Parkway, Hauppauge, NY	2,736	4.25%	January, 2017	25
710 Bridgeport Avenue, Shelton, CT	20,823	4.25%	January, 2017	25
35 Pinelawn Road, Melville, NY	9,170	5.28%	May, 2017	30
150 Motor Parkway, Hauppauge, NY	15,712	5.28%	May, 2017	30
660 White Plains Road, Tarrytown, NY	18,952	5.28%	May, 2017	30
100 Executive Drive, West Orange, NJ	5,686	5.28%	May, 2017	30
100 Grasslands Road, Elmsford, NY	5,686	5.28%	May, 2017	30
80 Grasslands Road, Elmsford, NY	8,681	5.28%	May, 2017	30
200 Executive Drive, West Orange, NJ	5,991	5.28%	May, 2017	30
492 River Road, Nutley, NJ	23,109	5.28%	May, 2017	30
225 Highridge Road, Stamford, CT	24,454	5.28%	May, 2017	30
35 Pinelawn Road, Melville, NY	2,811	14.00%	May, 2017	interest only
150 Motor Parkway, Hauppauge, NY	4,816	14.00%	May, 2017	interest only
660 White Plains Road, Tarrytown, NY	5,809	14.00%	May, 2017	interest only
100 Executive Drive, West Orange, NJ	1,743	14.00%	May, 2017	interest only
100 Grasslands Road, Elmsford, NY	1,743	14.00%	May, 2017	interest only
80 Grasslands Road, Elmsford, NY	2,661	14.00%	May, 2017	interest only
200 Executive Drive, West Orange, NJ	1,837	14.00%	May, 2017	interest only
492 River Road, Nutley, NJ	7,084	14.00%	May, 2017	interest only
225 Highridge Road, Stamford, CT	7,496	14.00%	May, 2017	interest only
Total/Weighted Average	\$263,786	6.33%	1.4 years	

BRE/Melville Joint-Venture Mortgage Detail

Property	Outstanding	Interest Rate	Maturity Date	Amortization Term (Years)
520 Broadhollow Road, Melville, NY ⁽¹⁾	6,311	5.20%	October, 2014 ⁽²⁾	interest only
1660 Walt Whitman Road, Melville, NY ⁽¹⁾	6,054	5.20%	October, 2014 ⁽²⁾	interest only
50 Marcus Drive, Melville, NY ⁽¹⁾	15,036	5.20%	October, 2014 ⁽²⁾	interest only
Total	\$27,401	5.20%	0.0 years	

(1) The US LLC has an approximate 7.8% ownership interest in the property

(2) The debt is currently in default and the lender has commenced foreclosure proceedings

Same Property Performance ⁽¹⁾

For the 6 month period ended 30 June 2015 vs. 30 June 2014

(In thousands)

Regional Breakdown

	Cash Revenue ⁽²⁾			
	1H 15	1H 14	\$ Change	% Change
Connecticut	\$5,510	\$5,626	(\$116) ⁽³⁾	(2.1%)
Long Island	9,835	10,166	(331) ⁽⁴⁾	(3.3%)
New Jersey	4,704	5,162	(458) ⁽⁵⁾	(8.9%)
Westchester	8,329	9,447	(1,118) ⁽⁶⁾	(11.8%)
Total	\$28,378	\$30,401	(\$2,023)	(6.7%)

	Cash Operating Expenses ⁽⁷⁾			
	1H 15	1H 14	\$ Change	% Change
Connecticut	\$1,757	\$1,665	\$92 ⁽⁸⁾	5.6%
Long Island	3,061	3,066	(5)	(0.2%)
New Jersey	1,391	1,461	(70) ⁽⁹⁾	(4.8%)
Westchester	3,239	3,154	85 ⁽¹⁰⁾	2.7%
Total	\$9,448	\$9,346	\$102	1.1%

	Real Estate Taxes			
	1H 15	1H 14	\$ Change	% Change
Connecticut	\$678	\$664	\$14	2.1%
Long Island	2,377	2,288	89	3.9%
New Jersey	1,152	1,124	28	2.5%
Westchester	1,632	1,670	(38)	(2.3%)
Total	\$5,839	\$5,747	\$92	1.6%

	Cash NOI			
	1H 15	1H 14	\$ Change	% Change
Connecticut	\$3,075	\$3,297	(\$222)	(6.7%)
Long Island	4,397	4,812	(415)	(8.6%)
New Jersey	2,162	2,577	(415)	(16.1%)
Westchester	3,458	4,622	(1,164)	(25.2%)
Total	\$13,091	\$15,308	(\$2,217)	(14.5%)

(1) Excludes BRE/Mevlille Assets, and 505 White Plains Road which was sold in January 2015.

(2) Includes contract rent, recovery income, and reserves. Excludes lease termination fees and other operating receipts.

(3) Decrease primarily related to the expiration of 25K SF at 225 Highridge Road, offset slightly by the renewal of 79K SF at 710 Bridgeport Avenue.

(4) Decrease primarily related to the free rent on 21K SF at 6800 Jericho Tpke and the expiration of 8K SF at 200 Broadhollow Road.

(5) Decrease primarily related to the expiration of 26K SF at 100 Executive Drive.

(6) Decrease primarily related to the expiration of 95K SF at 555 White Plains Road.

(7) Excludes management fees, marketing expense, and property level G&A.

(8) Increase primarily related to electric rate increase at 225 High Ridge Road.

(9) Decrease primarily related to one time expenses in 1H2014 for an insurance claim and exterior renovations at 300 Executive Drive.

(10) Increase primarily related to a pipe replacement at 660 White Plains Road.

Occupancy Analysis

As of 30 June 2015

	# of Bldgs	Rentable Square Feet ⁽¹⁾⁽²⁾	Occupancy As of 30/06/15	Occupancy As of 31/12/14	Occupancy As of 30/06/14	Rentable Sq. Ft. as a % of Portfolio	NOI as a % of Portfolio ⁽³⁾
Long Island							
Eastern Nassau							
6800 Jericho Turnpike		209,222	79.0%	85.1%	83.4%	7.1%	5.9%
6900 Jericho Turnpike		95,455	81.3%	78.2%	81.0%	3.2%	2.7%
Total Eastern Nassau	2	304,677	79.7%	82.9%	82.6%	10.3%	8.6%
Central Nassau							
55 Charles Lindbergh Boulevard		214,581	90.7%	94.6%	94.6%	7.3%	10.4%
Total Central Nassau	1	214,581	90.7%	94.6%	94.6%	7.3%	10.4%
Central Suffolk							
150 Vanderbilt Motor Parkway		184,228	73.0%	73.0%	74.6%	6.2%	8.2%
300 Vanderbilt Motor Parkway		59,383	53.7%	53.7%	53.7%	2.0%	0.9%
Total Central Suffolk	2	243,611	68.3%	68.3%	69.5%	8.2%	9.0%
Western Suffolk							
35 Pinelawn Road		110,869	88.4%	86.0%	82.5%	3.7%	4.6%
200 Broadhollow Road		68,952	76.1%	76.7%	84.3%	2.3%	2.3%
Total Western Suffolk	2	179,821	83.7%	82.5%	83.2%	6.1%	6.8%
Total Long Island	7	942,690	80.0%	81.7%	82.1%	31.9%	34.9%
New Jersey							
Rt. 23/GSP Corridor							
492 River Road		130,009	100.0%	100.0%	100.0%	4.4%	10.8%
Total Rt. 23/GSP Corridor	1	130,009	100.0%	100.0%	100.0%	4.4%	10.8%
Rt. 280 Corridor							
100 Executive Drive		93,011	26.1%	26.1%	26.1%	3.1%	-2.0%
200 Executive Drive		106,327	48.9%	48.9%	52.4%	3.6%	0.8%
300 Executive Drive		125,440	73.0%	73.0%	73.3%	4.2%	4.5%
10 Rooney Circle		70,873	41.4%	41.4%	41.4%	2.4%	1.9%
Total Rt. 280 Corridor	4	395,651	49.8%	49.8%	50.9%	13.4%	5.2%
Total New Jersey	5	525,660	62.3%	62.3%	63.0%	17.8%	16.0%
Westchester							
Tarrytown							
555 White Plains Road		125,497	26.8%	26.8%	100.0%	4.2%	-1.9%
560 White Plains Road		126,144	49.9%	62.4%	66.8%	4.3%	3.4%
580 White Plains Road		171,466	86.1%	80.8%	80.2%	5.8%	7.0%
660 White Plains Road		254,041	91.0%	88.4%	88.3%	8.6%	11.2%
Total Tarrytown	4	677,148	70.2%	70.2%	84.4%	22.9%	19.7%
Elmsford							
80 Grasslands Road		87,055	100.0%	100.0%	100.0%	2.9%	4.0%
100 Grasslands Road		47,720	100.0%	100.0%	100.0%	1.6%	2.7%
Total Standalone	2	134,775	100.0%	100.0%	100.0%	4.6%	6.6%
Total Westchester	6	811,923	75.1%	75.2%	87.0%	27.5%	26.3%
Connecticut							
Stamford							
225 Highridge Road		223,940	80.9%	76.8%	80.9%	7.6%	12.4%
710 Bridgeport Avenue		452,414	75.7%	73.9%	73.9%	15.3%	10.4%
Total Connecticut	2	676,354	77.4%	74.9%	76.2%	22.9%	22.8%
TOTAL PORTFOLIO	20	2,956,627	74.9%	74.9%	78.7%	100.0%	100.0%
BRE/Melville							
50 Marcus Drive		163,762	0.0%	0.0%	0.0%	49.5%	91.9%
1660 Walt Whitman Road		78,379	22.1%	22.1%	22.1%	23.7%	8.5%
520 Broadhollow Road		88,631	22.6%	22.6%	22.6%	26.8%	(0.4%)
Total BRE/Melville	3	330,772	11.3%	11.3%	11.3%	100.0%	100.0%

(1) Rentable square feet excludes amenity and storage space.

(2) Excludes 505 White Plains Road which was sold in January 2015.

(3) NOI as a % of Portfolio represents the time period from 1 July 2014 through 30 June 2015.

Lease Activity ⁽¹⁾

For the 6 Months Ending 30 June 2015

	Period Expirations				Leasing Activity									
	Non-Renewals		Short Term Leases/ Holdovers		New Leases		Renewal at Expiration		Early Renewal		Expansions		Total Portfolio	
	#	SF	#	SF	#	SF	#	SF	#	SF	#	SF	#	SF
<i>Office Properties</i>														
Long Island	3	22,817	7	30,948	3	3,740	9	43,470	-	-	2	2,081	14	49,291
New Jersey	-	-	1	1,110	-	-	-	-	-	-	-	-	-	-
Connecticut	-	-	1	1,452	2	18,855	1	9,760	-	-	1	8,200	4	36,815
Westchester	3	16,056	-	-	3	7,743	5	11,651	2	13,971	4	8,140	14	41,505
Total NYPT Portfolio	6	38,873	9	33,510	8	30,338	15	64,881	2	13,971	7	18,421	32	127,611

OUTSTANDING SHORT TERM LEASES / HOLDOVERS

	#	SF
Long Island Office	7	30,948
New Jersey Office	1	1,110
Connecticut Office	1	1,452
Total Office	9	33,510

EARLY TERMINATIONS FOR CURRENT PERIOD

	#	Terminated SF	Released SF	Vacant SF
Total Office	-	-	-	-

(1) BRE/Melville shown separately.

Definitions:**Early Termination:** When a tenant vacates their space before contract lease end date. If tenant terminates part of their space, only the portion that has terminated is reflected.**Short Term Leases/ Holdover:** Any lease agreement less than 12 months.**Renewal:** When an existing tenant renews space for 12 months or Longer.**Early Renewal:** When an existing tenant renews their space 12 months prior to expiration and is renewing for 12 months or longer.**Expansion:** When an existing tenant takes additional space, renews and takes additional space and early renews and takes additional space. Only the additional space is reflected.**Relocations:** When a tenant "early terminates" to move to another space/building.

If the tenant relocates for less space and extends term for 12 months or longer, the amount of contraction is reflected in Early Terminations and the renewal space is reflected in Renewal.

If the tenant relocates for additional space, whether or not term length is extended, the additional space only is reflected in Expansion.

Leasing Statistics

For the 6 Months Ending 30 June 2015

Executed Leases ⁽¹⁾

	# of Transactions	Total Sq. Ft.	Average Base Rent	Average Term (Years)
<i>Office Properties</i>				
Long Island	14	49,291	\$23.71	5.1
Westchester	14	41,505	\$23.76	4.0
Connecticut	2	18,855	\$27.91	5.7
Total/Weighted Average	30	109,651	\$24.45	4.8
<i>Flex Properties</i>				
Connecticut	2	17,960	\$6.63	1.0
Total/Weighted Average	2	17,960	\$6.63	1.0
Total/Weighted Average	32	127,611	\$21.94	4.3

Same Space Statistics ⁽²⁾

	Total Sq. Ft.	Average Rent			Base Rent		
		Expiring Rent	New Rent ⁽³⁾	% Change	Expiring Rent ⁽⁴⁾	New Rent ⁽³⁾⁽⁴⁾	% Change
<i>Long Island</i>							
New	4,828	\$24.11	\$22.51	(6.6%)	\$27.07	\$22.44	(17.1%)
Renewal	33,596	\$22.60	\$21.66	(4.2%)	\$26.52	\$22.20	(16.3%)
Total/Weighted Average	38,424	\$22.79	\$21.77	(4.5%)	\$26.59	\$22.23	(16.4%)
<i>Connecticut</i>							
New	18,855	\$26.82	\$26.25	(2.1%)	\$26.99	\$27.18	0.7%
Renewal	9,760	\$6.63	\$6.63	0.0%	\$6.63	\$6.63	0.0%
Total/Weighted Average	28,615	\$19.93	\$19.56	(1.9%)	\$20.05	\$20.17	0.6%
<i>Westchester</i>							
New	3,171	\$25.38	\$22.98	(9.5%)	\$26.78	\$22.72	(15.2%)
Renewal	23,817	\$21.81	\$23.01	5.5%	\$22.88	\$23.06	0.8%
Total/Weighted Average	26,988	\$22.23	\$23.01	3.5%	\$23.34	\$23.02	(1.4%)
Total/Weighted Average	94,027	\$21.76	\$21.45	(1.4%)	\$23.66	\$21.83	(7.8%)

Tenant Retention ⁽⁵⁾

	Leases Expiring	Sq. Ft Expiring	Sq. Ft Renewing	Renewal Percentage
<i>Long Island</i>	12	66,287	43,470	65.6%
<i>Connecticut</i>	1	9,760	9,760	100.0%
<i>Westchester</i>	10	41,678	25,622	61.5%
Total/Weighted Average	23	117,725	78,852	67.0%

(1) Includes new and renewed leases during the period.

(2) Excludes Net/Flex leases

(3) Represents either renewed or released space.

(4) Excludes escalations.

(5) Includes early renewals and excludes early terminations.

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2015**

Total Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft
2015	31	112,884	3.8%	3.8%
2016	41	397,763	13.5%	17.3%
2017	43	310,067	10.5%	27.8%
2018	43	250,342	8.4%	36.2%
2019	23	257,809	8.7%	44.9%
2020 and thereafter	52	886,348	30.0%	74.9%
Total/Weighted Average	233	2,215,213	74.9%	
Total Portfolio Square Feet		2,956,454		

Office Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Office Sq Ft	Cumulative % of Total Portfolio Sq Ft
2015	31	112,884	4.6%	4.6%
2016	40	379,803	15.5%	20.1%
2017	43	310,067	12.6%	32.7%
2018	42	242,173	9.9%	42.6%
2019	22	178,932	7.3%	49.9%
2020 and thereafter	50	601,093	24.5%	74.4%
Total/Weighted Average	228	1,824,952	74.4%	
Total Office Portfolio Square Feet		2,456,320		

Flex Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Flex Sq Ft	Cumulative % of Total Portfolio Sq Ft
2015	0	0	0.0%	0.0%
2016	1	17,960	3.6%	3.6%
2017	0	0	0.0%	3.6%
2018	1	8,169	1.6%	5.2%
2019	1	78,877	15.8%	21.0%
2020 and thereafter	2	285,255	57.0%	78.0%
Total/Weighted Average	5	390,261	78.0%	
Total Flex Portfolio Square Feet		500,134		

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2015**

Long Island Office ⁽⁴⁾

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent ⁽¹⁾	Current Cash Rent ⁽²⁾
2015	20	66,555	7.1%	7.1%	\$25.90	\$27.67
2016	14	72,748	7.7%	14.8%	\$24.36	\$26.62
2017	24	207,262	22.0%	36.8%	\$26.53	\$27.18
2018	19	89,404	9.5%	46.3%	\$24.12	\$26.18
2019	14	134,217	14.2%	60.5%	\$16.25	\$16.70
2020 and thereafter	29	184,067	19.5%	80.0%	\$23.92	\$24.06
Total/Weighted Average	120	754,253	80.0%			
Total Long Island Office Square Feet		942,690				

Westchester Office

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent ⁽¹⁾	Current Cash Rent ⁽²⁾
2015	5	17,881	2.3%	2.3%	\$21.44	\$23.98
2016	16	94,932	12.4%	14.7%	\$20.80	\$23.43
2017	15	68,944	9.0%	23.7%	\$23.42	\$24.55
2018	18	112,021	14.7%	38.4%	\$22.99	\$24.16
2019	7	38,619	5.1%	43.5%	\$23.13	\$23.52
2020 and thereafter	13	229,939	30.1%	73.6%	\$22.23	\$21.83
Total/Weighted Average	74	562,336	73.6%			
Total Westchester Office Square Feet		764,203				

Connecticut Office

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent ⁽¹⁾⁽³⁾	Current Cash Rent ⁽²⁾⁽³⁾
2015	1	1,452	0.6%	0.6%	\$26.07	\$28.82
2016	4	119,989	53.6%	54.2%	\$34.40	\$37.77
2017	1	8,446	3.8%	58.0%	\$30.45	\$30.45
2018	1	20,981	9.4%	67.4%	\$31.58	\$33.09
2019	1	6,096	2.7%	70.1%	\$30.46	\$30.34
2020 and thereafter	3	24,168	10.8%	80.9%	\$27.22	\$27.77
Total/Weighted Average	11	181,132	80.9%			
Total Connecticut Office Square Feet		223,940				

Note: Tenants that have expired on 30 June 2015 are not included.

(1) Represents annualized average rent including current tax recoveries.

(2) Represents annualized current base rent including current tax recoveries.

(3) Represents annualized average and current base rent including operating recoveries.

(4) Excludes BRE/Melville JV assets.

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2015**

New Jersey Office

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent ⁽¹⁾	Current Cash Rent ⁽²⁾
2015	5	26,996	5.1%	5.1%	\$22.33	\$22.97
2016	6	92,134	17.5%	22.6%	\$26.86	\$27.37
2017	3	25,415	4.8%	27.4%	\$19.72	\$21.57
2018	4	19,767	3.8%	31.2%	\$22.23	\$22.32
2019	-	-	0.0%	31.2%	-	-
2020 and thereafter	5	162,919	31.0%	62.2%	\$27.51	\$26.40
Total/Weighted Average	23	327,231	62.2%			
Total New Jersey Office Square Feet		525,660				

Flex Properties

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent ⁽¹⁾	Current Cash Rent ⁽²⁾
2015	-	-	0.0%	0.0%	-	-
2016	1	17,960	3.6%	3.6%	\$6.63	\$6.63
2017	-	-	0.0%	3.6%	-	-
2018	1	8,169	1.6%	5.2%	\$18.91	\$19.11
2019	1	78,877	15.8%	21.0%	\$5.19	\$5.16
2020 and thereafter	2	285,255	57.0%	78.0%	\$13.33	\$13.12
Total/Weighted Average	5	390,261	78.0%			
Total Flex Square Feet		500,134				

Note: Tenants that have expired on 30 June 2015 are not included.

(1) Represents annualized average rent including current tax recoveries.

(2) Represents annualized current base rent including current tax recoveries.

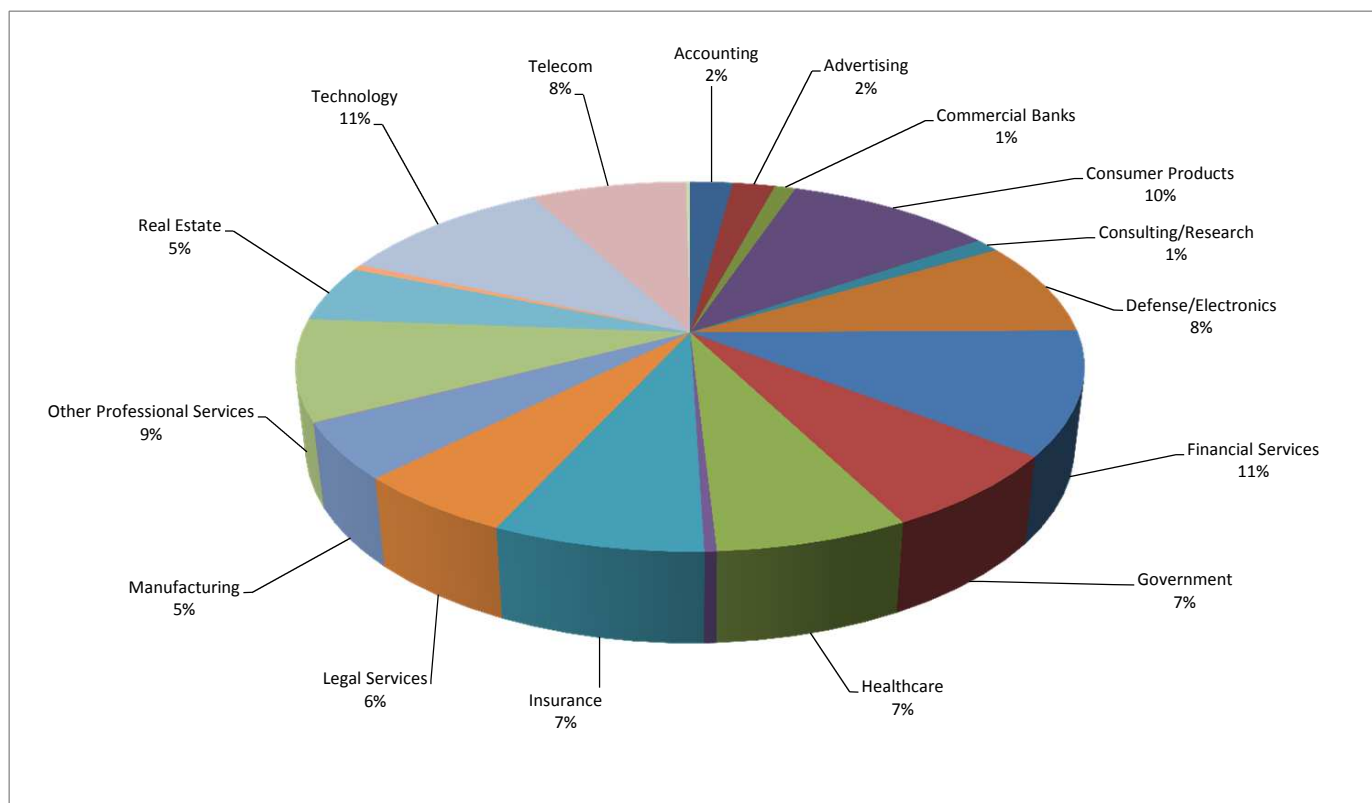
Top 25 Tenants ⁽¹⁾⁽²⁾

(Based on Base Rental Revenue)

Tenant Name	Wtd. Avg. Term Remaining (Years)	Total Square Feet	Base Rental Revenue
Perkin Elmer Inc.	4.8	263,664	6.4%
Radianz U.S. No.2	5.9	130,009	6.4%
Lockheed Martin Corp.	2.3	103,500	6.3%
Amscan Inc.	6.5	99,791	4.3%
Synapse Group Inc	1.3	77,640	4.1%
HQ Global Workplaces	2.8	44,871	2.7%
DHS FAMS-FAA WJ Hughes	1.3	29,372	2.6%
Prestige Brands Inc.	5.5	58,086	2.5%
Lincoln Educational Svcs. Corp	1.5	45,408	2.1%
Liberty Mutual	0.9	38,987	2.1%
Ampacet Corporation	5.8	36,474	1.9%
Frequency Electronics Inc.	3.6	91,027	1.8%
Bank Of America	0.8	31,321	1.7%
North Shore Reg. Health System	5.3	27,087	1.6%
Tappan Zee Constructors, LLC	3.2	30,780	1.5%
ENT & Allergy Associates	4.5	24,735	1.3%
Xerox Corp.	1.0	23,920	1.2%
Guardian Life Insurance Co.	6.6	26,882	1.2%
D.L.C. Management Corp	2.2	18,747	1.0%
State of NY (F/K/A NYS Dept. of Law)	7.8	22,792	1.0%
Ingerman Smith LLP	2.2	12,801	1.0%
Hoffman & Baron	0.8	17,298	1.0%
Philip Morris Management	3.5	20,981	0.9%
Stewart Greenblatt Manning	0.2	13,411	0.9%
Kessler Rehabilitation Corp	1.0	17,354	0.8%

Tenant Diversification ⁽¹⁾⁽²⁾

Total Portfolio



(1) Ranked by 100% of annualized base rental revenue. Based on monthly rent in place as of 1 July 2015.

(2) Excludes BRE/Melville JV assets and 505 White Plains Road sold in January 2015.

Capital Expenditures

As of 30 June 2015

CAPITAL EXPENDITURES	2011 Total	2012 Total	2013 ⁽¹⁾ Total	2014 ⁽¹⁾ Total	1st Half ⁽¹⁾⁽²⁾ 2015
Recurring - Non Incremental					
Amenities (Health Club, Café, etc.)	\$0	\$0	\$0	\$0	\$0
Bathrooms	3,728	3,462	142,752 ⁽¹⁰⁾	785	0
Corridors	14,762	0	69,800	106,251	31,129
Elevators	1,336	74,420	68,568	158,643	0
Exterior Renovation	29,342	339,937 ⁽⁶⁾	203,782 ⁽¹¹⁾	48,032	0
Lobby	0	126	1,573	132,676 ⁽¹⁵⁾	10
Mechanical, Electrical & Plumbing	615,226 ⁽³⁾	953,535 ⁽⁷⁾	1,558,475 ⁽¹²⁾	1,249,410 ⁽¹⁶⁾	142,860 ⁽¹⁹⁾
Other	0	0	0	0	0
Parking Lots	342,620 ⁽⁴⁾	131,734 ⁽⁸⁾	578,352 ⁽¹³⁾	276,133 ⁽¹⁷⁾	0
Roofs	471,987 ⁽⁵⁾	512,118 ⁽⁹⁾	208,312 ⁽¹⁴⁾	748,296 ⁽¹⁸⁾	56,762
Security	0	15,649	12,620	16,712	0
Total Recurring - Non Incremental	\$1,479,001	\$2,030,981	\$2,844,234	\$2,736,938	\$230,761
Amount Per Square Foot					
Connecticut	\$0.45	\$0.14	\$0.19	\$1.04	\$0.10
Long Island	\$0.63	\$0.50	\$0.46	\$0.82	\$0.07
New Jersey	\$0.00	\$0.68	\$0.87	\$0.40	\$0.10
Westchester	\$0.45	\$1.13	\$1.93	\$1.25	\$0.06
Weighted Average	<u>\$0.45</u>	<u>\$0.61</u>	<u>\$0.79</u>	<u>\$0.92</u>	<u>\$0.08</u>

(1) Excludes BRE/Melville JV assets.

(2) Excludes 505 White Plains Road, sold in January 2015.

(3) Primarily related to HVAC rooftop units at 6900 Jericho Turnpike, BMS control system at 200 Broadhollow Road and chiller replacement at 580 White Plains Road.

(4) Primarily related to repaving the parking lot at 710 Bridgeport Avenue pursuant to terms specified in lease agreement.

(5) Primarily related to the roof replacement at 6800 Jericho Turnpike, roof replacement at 710 Bridgeport Ave and work done at 6900 Jericho Turnpike related to the HVAC rooftop units.

(6) Primarily related to caulking at 660 White Plains Road, EIFS replacement at 80 Grasslands Road and window replacement at 300 Motor Parkway.

(7) Primarily related to chiller plant replacement at 560 White Plains Road, new chiller at 6900 Jericho Tpk, and the replacement of two 20 ton roof top units at 200 Executive Drive.

(8) Primarily related to parking lot repair for 150 Motor Parkway and 35 Pinelawn Road.

(9) Primarily related to the roof replacement at 35 Pinelawn Road, 200 Executive Drive and section 1 of 4 at 710 Bridgeport Avenue.

(10) Primarily related to bathroom remodeling at 660 White Plains Road.

(11) Primarily related to powerwashing and caulking at 225 High Ridge Road and rebuilding a retaining wall at 100 & 200 Executive Drive.

(12) Primarily related to lighting upgrade at 100 Executive Drive, heat exchangers at 300 Motor Parkway, chiller plant financing at 580 White Plains Road, the cooling tower replacement

(13) at 660 White Plains Road and the BMS replacement at 35 Pinelawn Road.

(14) Primarily related to repaving the parking lots at 660 White Plains Road and 100 & 200 Executive Drive.

(15) Primarily related to the roof replacement at 150 Motor Parkway and replacing gutters at 225 High Ridge Road.

(16) Primarily related to the lobby upgrades at 80 Grasslands Road.

(17) Primarily related to the replacement of the BMS system and VFD's at 35 Pinelawn Road, the HVAC unit stock and the piping replacement at 6800 Jericho Tpk,

(18) the HVAC replacement at 80 Grasslands Road and the replacement of the BMS system at 225 High Ridge Road.

(19) Primarily related to repaving the parking lot at 80 Grasslands Road.

(20) Primarily related to roof replacements at 80 Grasslands Road, 6800 Jericho Turnpike and 710 Bridgeport Avenue.

(21) Primarily related to the BMS installation at 225 High Ridge Rd, RTU replacement at 100 Executive Drive and fire alarm upgrade for tenants space at 580 & 660 White Plains Road.

Tenanting Costs

The following table summarizes the expenditures incurred for tenant improvements and leasing commissions for space leased during 2012, 2013, 2014 and for the six month period ended 30 June 2015.

Tenant Improvements and Leasing Commissions ⁽¹⁾

	2012	2013 ⁽²⁾	2014 ⁽²⁾	2015 ⁽²⁾	New	Renewal
Connecticut Office						
Tenant Improvements	\$335,937	\$304,800	\$0	\$253,230	\$253,230	\$0
Per Square Foot Improved	\$14.35	\$50.00	\$10.03	\$13.43	\$13.43	\$0.00
Leasing Commissions	\$174,236	\$72,161	\$0	\$129,852	\$129,852	\$0
Per Square Foot Leased	\$7.44	\$11.84	\$4.77	\$6.89	\$6.89	\$0.00
Total Per Square Foot	\$21.79	\$61.84	\$14.80	\$20.32	\$20.32	\$0.00
Long Island Office						
Tenant Improvements	\$1,634,532	\$1,031,745	\$0	\$608,227	\$46,031	\$562,196
Per Square Foot Improved	\$8.90	\$6.41	\$7.68	\$12.34	\$7.91	\$12.93
Leasing Commissions	\$759,869	\$775,766	\$0	\$301,818	\$41,312	\$260,506
Per Square Foot Leased	\$4.14	\$4.82	\$4.84	\$6.12	\$7.10	\$5.99
Total Per Square Foot	\$13.04	\$11.23	\$12.52	\$18.46	\$15.01	\$18.92
New Jersey Office						
Tenant Improvements	\$138,046	\$506,482	\$0	\$0	\$0	\$0
Per Square Foot Improved	\$17.59	\$9.36	\$5.11	\$0.00	\$0.00	\$0.00
Leasing Commissions	\$69,693	\$394,684	\$0	\$0	\$0	\$0
Per Square Foot Leased	\$8.88	\$7.29	\$2.20	\$0.00	\$0.00	\$0.00
Total Per Square Foot	\$26.47	\$16.65	\$7.31	\$0.00	\$0.00	\$0.00
Westchester Office						
Tenant Improvements	\$2,224,772	\$1,578,170	\$0	\$648,655	\$459,878	\$188,777
Per Square Foot Improved	\$20.76	\$7.74	\$10.51	\$15.63	\$28.95	\$7.37
Leasing Commissions	\$741,472	\$1,082,039	\$0	\$189,713	\$110,835	\$78,878
Per Square Foot Leased	\$6.92	\$5.31	\$3.82	\$4.57	\$6.98	\$3.08
Total Per Square Foot	\$27.68	\$13.05	\$14.33	\$20.20	\$35.93	\$10.45
Flex						
Tenant Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Per Square Foot Improved	\$0.00	\$0.00	\$0.15	\$0.00	\$0.00	\$0.00
Leasing Commissions	\$27,027	\$3,247	\$0	\$5,953	\$2,718	\$3,235
Per Square Foot Leased	\$1.18	\$0.20	\$1.50	\$0.33	\$0.33	\$0.33
Total Per Square Foot	\$1.18	\$0.20	\$1.65	\$0.33	\$0.33	\$0.33

(1) Represents committed tenant improvement and leasing commissions (at 100% of costs) on leases signed during the period.

(2) Excludes BRE/Melville JV assets.