

26 February 2016

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

**RNY Property Trust (ASX:RNY) Reports Full-Year Results for
the Period Ended 31 December 2015**

Distributable Earnings of A\$2.72 million on Net Loss of A\$66.207 million

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) reported a net loss after tax of A\$66.207 million or A\$0.2513 per unit for the period ended 31 December 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\$933 thousand, or A\$0.0035 per unit and distributable earnings of A\$2.72 million, or A\$0.0103 per unit.

Highlights & Summary Portfolio Performance

- Reported leasing activity of 281,800 square feet on 61 transactions (9.53% of the total square feet in the portfolio);
- Occupancy at period end of 74.6%, a decrease from 30 June 2015 and 31 December 2014 at 74.9%⁽²⁾;
- Year-over-year same property NOI decreased 13.2%;
- Achieved a renewal rate of 75.2% for the period ended 31 December 2015
- The Trust's share of the decrease in the valuation of the portfolio over the past 6 months is US\$42.4 million:

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

Region	31-Dec	30-Jun	Change from 30 June 2015		31-Dec	Change from 31 Dec 2014	
	2015	2015	US\$	%	2014	US\$	%
Total Long Island	81,488	106,950	(25,463)	(23.8%)	106,425	(24,938)	(23.4%)
Total New Jersey	48,900	55,200	(6,300)	(11.4%)	55,125	(6,225)	(11.3%)
Total Westchester	79,050	84,225	(5,175)	(6.1%)	89,700	(10,650)	(11.9%)
Total Connecticut	53,250	58,725	(5,475)	(9.3%)	58,800	(5,550)	(9.4%)
Total Portfolio	<u>262,688</u>	<u>305,100</u>	<u>(42,413)</u>	<u>(13.9%)</u>	<u>310,050</u>	<u>(47,363)</u>	<u>(15.3%)</u>

Note: Represents RNY's 75% interest.

As a result of the above, the average per square foot value of the portfolio was US\$118 with an average terminal cap rate of 8.0% 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 loss after tax and A-NPAT, please see slide 3 of the RNY Investor Presentation filed with the ASX on 26 February 2016 (such document may be viewed at www.rnypl.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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