

## US Dollar Financial Information

RNY PROPERTY TRUST

Consolidated Balance Sheet (Unaudited)

As at 31 December 2015

	Consolidated US\$'000
<b>Current assets</b>	
Cash and cash equivalents	93
Trade and other receivables	7
Other current assets	23
<b>Total current assets</b>	<b>123</b>
<b>Non-current assets</b>	
Investments held in US LLC	
Share of US LLC's investment properties	262,687
Share of US LLC's liabilities	(210,674)
Share of US LLC's other net assets	20,305
<b>Investment in US LLC</b>	<b>72,318</b>
<b>Total non-current assets</b>	<b>72,318</b>
<b>Total assets</b>	<b>72,441</b>
<b>Current liabilities</b>	
Related party payables	4,233
Trade and other payables	636
<b>Total current liabilities</b>	<b>4,869</b>
<b>Non current liabilities</b>	
Preferred shares	125
<b>Total non-current liabilities</b>	<b>125</b>
<b>Total liabilities</b>	<b>4,994</b>
<b>Net assets</b>	<b>67,447</b>
<b>Unitholders' Equity</b>	
Units on issue	183,656
Reserves	3,846
Accumulated deficit	(120,055)
<b>TOTAL EQUITY</b>	<b>67,447</b>

The above Balance Sheet should be read in conjunction with the accompanying note.  
Please note that this unaudited information is presented for information purposes only.

## US Dollar Financial Information

### RNY PROPERTY TRUST

#### Consolidated Statement of Comprehensive Income (Unaudited)

For the year ended 31 December 2015

Consolidated  
US\$'000

---

#### CONTINUING OPERATIONS

##### Share of net loss of US LLC

Rental income from investment properties	41,758
Property related expenses	(24,986)
Net rental income	16,772

Other income	1,071
Loss on sale of investment property	(55)
Borrowing costs	(14,133)
Other expenses	(2,292)

Net income from US LLC before fair value adjustments	1,363
Loss from investment property revaluations	(49,112)

---

**Total share of net loss from US LLC** (47,749)

Interest income 2

---

**Total loss and other income** (47,747)

#### EXPENSES

Administration expenses	217
Finance costs	258
Management fees	1,386
Other expenses	206

---

**Total expenses** 2,067

**Loss from continuing operations before tax expense** (49,814)

Income tax -

---

**NET LOSS FROM CONTINUING OPERATIONS AFTER TAX** (49,814)

**Basic and diluted loss per unit attributable to RNY unitholders (cents)** (18.91)

The above Income Statement should be read in conjunction with the accompanying note.

Please note that this unaudited information is presented for information purposes only.

**US Dollar Financial Information**  
**RNY PROPERTY TRUST**  
**Consolidated Distribution Statement (Unaudited)**  
**For the year ended 31 December 2015**

<b>DISTRIBUTION STATEMENT</b>	<b>Consolidated US\$'000</b>
Net loss for the year from continuing operations attributable to unitholders of RNY	(49,814)
<i>Adjusted for RNY's share of:</i>	
Loss from investment property revaluations	49,112
Straightlining of rental income	(4)
Mortgage cost amortisation	813
Leasing cost amortisation	1,941
<b>INCOME AVAILABLE FOR DISTRIBUTION</b>	<b>2,048</b>
Other amounts retained	(2,048)
<b>DISTRIBUTION PAYABLE</b>	<b>-</b>
Distribution per unit (cents)	-

The above Distribution Statement should be read in conjunction with the accompanying note.  
Please note that this unaudited information is presented for information purposes only.

# **NOTES TO THE US DOLLAR FINANCIAL INFORMATION**

## **RNY PROPERTY TRUST**

**For the year ended 31 December 2015**

### **1. BASIS OF PREPARATION**

The additional US dollar information has been extracted from the consolidated financial report of RNY Property Trust for the year ended 31 December 2015 before conversion to Australian dollars. Australian dollar denominated assets and liabilities have been translated from Australian dollars at the rate of exchange current at the balance date. Australian dollar denominated income and expenditure has been translated at the exchange rate ruling at the date of the transaction or the average exchange rate for the period.