

US Dollar Financial Information

RNY PROPERTY TRUST

Consolidated Balance Sheet (Unaudited)

As at 30 June 2016

	Consolidated US\$'000
Current assets	
Cash and cash equivalents	72
Trade and other receivables	20
Other current assets	8
Total current assets	100
Non-current assets	
Investments held in US LLC	
Share of US LLC's investment properties	243,431
Share of US LLC's liabilities	(205,909)
Share of US LLC's other net assets	20,615
Investment in US LLC	58,137
Total non-current assets	58,137
Total assets	58,237
Current liabilities	
Related party payables	4,368
Trade and other payables	653
Total current liabilities	5,021
Non current liabilities	
Preferred shares	125
Total non-current liabilities	125
Total liabilities	5,146
Net assets	53,091
Unitholders' Equity	
Units on issue	186,673
Reserves	2,698
Accumulated deficit	(136,280)
TOTAL EQUITY	53,091

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 half year ended 30 June 2016

	Consolidated US\$'000
CONTINUING OPERATIONS	
Share of net loss of US LLC	
Rental income from investment properties	20,670
Property related expenses	(11,795)
Net rental income	8,875
Other income	362
Loss on sale of investment property	(809)
Borrowing costs	(7,002)
Other expenses	(945)
Net income from US LLC before fair value adjustments	481
Loss from investment property revaluations	(13,683)
Total share of net loss from US LLC	(13,202)
Interest income	1
Total loss and other income	(13,201)
EXPENSES	
Administration expenses	62
Finance costs	134
Management fees	586
Other expenses	100
Total expenses	882
Loss from continuing operations before tax expense	(14,083)
Income tax	-
NET LOSS FROM CONTINUING OPERATIONS AFTER TAX	(14,083)
Basic and diluted loss per unit attributable to RNY unitholders (cents)	(5.35)

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 half year ended 30 June 2016

DISTRIBUTION STATEMENT	Consolidated US\$'000
Net loss for the year from continuing operations attributable to unitholders of RNY	(14,083)
<i>Adjusted for RNY's share of:</i>	
Loss from investment property revaluations	13,683
Straightlining of rental income	29
Mortgage cost amortisation	783
Leasing cost amortisation	831
INCOME AVAILABLE FOR DISTRIBUTION	1,243
Other amounts retained	(1,243)
DISTRIBUTION PAYABLE	-
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 half year ended 30 June 2016

1. BASIS OF PREPARATION

The additional US dollar information has been extracted from the consolidated financial report of RNY Property Trust for the half year ended 30 June 2016 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.