

RNY Property Trust



For the Period Ended 30 June 2016
Supplemental Operating and Financial Data

5 August 2016

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Table of Contents

	<u>Page(s)</u>
Corporate Information	2 - 3
Financial Highlights	
• Debt Summary.....	4
Portfolio Performance	
• Same Property Performance	5
• Occupancy Analysis	6
• Leasing Statistics.....	7 - 8
• Lease Expiration Schedules.....	9 -11
• Top Tenants and Tenant Diversification.....	12
• Capital Expenditures Analysis.....	13 -14

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 and financing. RXR’s operating platform manages 89 commercial real estate properties and investments comprising approximately 23.6 million square feet, with an aggregate gross asset value of \$13.2 billion as of 31 March 2016. In addition, RXR has a residential development pipeline of approximately 3,000 residential units in the New York metropolitan area.

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 29 January 2015, RNY sold a 26,600 square foot office building located at 505 White Plains Road, Tarrytown, New York for US\$2.7 million.

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 encumbered by such B-note was transferred to a 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 owned the properties, which were encumbered by the A-note. The A-note matured in October 2014 and the lender commenced a foreclosure proceeding on 20 January 2015. On 19 August 2015, the JV surrendered the

assets to the A-note lender in lieu of a foreclosure proceeding. Since the Trust had assigned no value to its interest in the JV, such surrender had no impact on the value of the Trust.

As part of its previously announced disposition strategy, RNY sold a 70,339 square foot building located at 200 Broadhollow Road, Melville, New York on 30 June 2016, for US\$9.15 million, and has entered into a contract to sell a 59,383 square foot building located at 300 Motor Parkway, Hauppauge, New York for US\$5.075 million. Closing is anticipated to occur during the second half of calendar year 2016.

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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Reporting Schedule

Half Year Results	Early August
Full Year Results	Late February

Debt Summary at 30 June 2016*(US Dollars in thousands)***Debt Maturity Schedule**

Mortgages	
Year	Due at Maturity
2017	181,275
2018	-
2019	75,538
Total Debt	\$ 256,813

Mortgage Detail

Property	Outstanding	Interest Rate	Maturity Date	Amortization Term (Years)
300 Executive Drive, West Orange, NJ	6,975	4.25%	January, 2017	25
300 Motor Parkway, Hauppauge, NY	2,645	4.25%	January, 2017	25
710 Bridgeport Avenue, Shelton, CT	20,133	4.25%	January, 2017	25
35 Pinelawn Road, Melville, NY	9,020	5.28%	May, 2017	30
150 Motor Parkway, Hauppauge, NY	15,455	5.28%	May, 2017	30
660 White Plains Road, Tarrytown, NY	18,642	5.28%	May, 2017	30
100 Executive Drive, West Orange, NJ	5,593	5.28%	May, 2017	30
100 Grasslands Road, Elmsford, NY	5,593	5.28%	May, 2017	30
80 Grasslands Road, Elmsford, NY	8,539	5.28%	May, 2017	30
200 Executive Drive, West Orange, NJ	5,893	5.28%	May, 2017	30
492 River Road, Nutley, NJ	22,732	5.28%	May, 2017	30
225 Highridge Road, Stamford, CT	24,055	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
55 Charles Lindbergh Blvd., Uniondale, NY	21,845	5.15%	February, 2019	interest only
10 Rooney Circle, West Orange, NJ	1,598	5.15%	February, 2019	interest only
555 White Plains Road, Tarrytown, NY	6,867	5.15%	February, 2019	interest only
560 White Plains Road, Tarrytown, NY	7,814	5.15%	February, 2019	interest only
6800 Jericho Turnpike, Syosset, NY	15,333	5.15%	February, 2019	interest only
6900 Jericho Turnpike, Syosset, NY	7,873	5.15%	February, 2019	interest only
580 White Plains Road, Tarrytown, NY	14,208	5.15%	February, 2019	interest only
Total/Weighted Average	\$ 256,813	6.35%	1.3 years	

Same Property Performance ⁽¹⁾

For the 6 month period ended 30 June 2016 vs. 30 June 2015

(In thousands)

Regional Breakdown

	Cash Revenue ⁽²⁾			
	1H 16	1H 15	\$ Change	% Change
Connecticut	\$5,535	\$5,510	\$25	0.5%
Long Island	9,558	9,835	(276) ⁽³⁾	(2.8%)
New Jersey	4,561	4,704	(143) ⁽⁴⁾	(3.0%)
Westchester	8,024	8,329	(305) ⁽⁵⁾	(3.7%)
Total	\$27,679	\$28,378	(\$699)	(2.5%)

	Cash Operating Expenses ⁽⁶⁾			
	1H 16	1H 15	\$ Change	% Change
Connecticut	\$1,624	\$1,757	(\$134) ⁽⁷⁾	(7.6%)
Long Island	2,913	3,061	(148) ⁽⁸⁾	(4.8%)
New Jersey	1,287	1,391	(103) ⁽⁹⁾	(7.4%)
Westchester	2,880	3,239	(359) ⁽¹⁰⁾	(11.1%)
Total	\$8,704	\$9,448	(\$743)	(7.9%)

	Real Estate Taxes			
	1H 16	1H 15	\$ Change	% Change
Connecticut	\$660	\$678	(\$18)	(2.7%)
Long Island	2,314	2,377	(63)	(2.6%)
New Jersey	1,172	1,152	20	1.8%
Westchester	1,680	1,632	48	3.0%
Total	\$5,826	\$5,839	(\$13)	(0.2%)

	Cash NOI			
	1H 16	1H 15	\$ Change	% Change
Connecticut	\$3,252	\$3,075	\$177	5.7%
Long Island	4,331	4,396	(66)	(1.5%)
New Jersey	2,102	2,162	(60)	(2.8%)
Westchester	3,463	3,458	5	0.2%
Total	\$13,148	\$13,091	\$57	0.4%

(1) Excludes BRE/Melville Assets, and 505 White Plains Road which was sold in January 2015. Includes 200 Broadhollow Road which was sold on 30 June 2016.

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

(3) Mainly attributed to 1H2016 free rent concession on 22,681 SF at 6900 Jericho Turnpike.

(4) Mainly attributed to the expiration of 9,218 SF at 300 Executive Drive.

(5) Mainly attributed to the expiration of 20,807 SF in 2015 at 560 White Plains Road.

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

(7) Mainly attributed to the reduction in the fixed commodity rates, lower gas usage due to mild winter and savings in snow removal additional.

(8) Mainly attributed to lower electric rates and one time expenses in 2015 related to an insurance claim and CO2 detector installation at 6800 Jericho Turnpike.

(9) Mainly attributed to lower electric consumption due to mild winter and a reduction in the cleaning contract for all of New Jersey.

(10) Mainly attributed to one time expenses in 2015 related to Plumbing and HVAC repairs at 660, 560 and 555 White Plains Road.

Occupancy Analysis ⁽¹⁾

As of 30 June 2016

	# of Bldgs	Rentable Square Feet ⁽²⁾	Occupancy As of 30/06/16	Occupancy As of 31/12/15	Occupancy As of 30/06/15	Rentable Sq. Ft. as a % of Portfolio	NOI as a % of Portfolio ⁽³⁾
Long Island							
Eastern Nassau							
6800 Jericho Turnpike		209,122	76.2%	76.9%	79.0%	7.2%	4.8%
6900 Jericho Turnpike		95,538	72.8%	77.6%	81.3%	3.3%	1.3%
Total Eastern Nassau	2	304,660	75.1%	77.1%	79.7%	10.6%	6.0%
Central Nassau							
55 Charles Lindbergh Boulevard		214,581	90.7%	90.7%	90.7%	7.4%	10.7%
Total Central Nassau	1	214,581	90.7%	90.7%	90.7%	7.4%	10.7%
Central Suffolk							
150 Vanderbilt Motor Parkway		184,391	74.9%	74.9%	73.0%	6.4%	8.8%
300 Vanderbilt Motor Parkway		59,383	53.7%	53.7%	53.7%	2.1%	1.1%
Total Central Suffolk	2	243,774	69.7%	69.7%	68.3%	8.4%	10.0%
Western Suffolk							
35 Pinelawn Road		110,874	89.2%	89.2%	88.4%	3.8%	4.6%
Total Western Suffolk	1	110,874	89.2%	89.2%	88.4%	3.8%	4.6%
Total Long Island	6	873,889	79.2%	79.9%	80.3%	30.3%	31.3%
New Jersey							
Rt. 23/GSP Corridor							
492 River Road		130,009	100.0%	100.0%	100.0%	4.5%	12.1%
Total Rt. 23/GSP Corridor	1	130,009	100.0%	100.0%	100.0%	4.5%	12.1%
Rt. 280 Corridor							
100 Executive Drive		93,072	24.9%	26.1%	26.1%	3.2%	-1.7%
200 Executive Drive		106,327	48.9%	48.9%	48.9%	3.7%	0.8%
300 Executive Drive		125,440	69.8%	68.2%	73.0%	4.3%	3.3%
10 Rooney Circle		70,873	41.4%	41.4%	41.4%	2.5%	2.0%
Total Rt. 280 Corridor	4	395,712	48.6%	48.3%	49.8%	13.7%	4.4%
Total New Jersey	5	525,721	61.3%	61.1%	62.3%	18.2%	16.5%
Westchester							
Tarrytown							
555 White Plains Road		125,497	26.8%	26.8%	26.8%	4.3%	-2.7%
560 White Plains Road		126,688	58.3%	45.9%	49.9%	4.4%	0.5%
580 White Plains Road		171,466	86.8%	86.1%	86.1%	5.9%	8.6%
660 White Plains Road		254,041	92.0%	91.3%	91.0%	8.8%	14.0%
Total Tarrytown	4	677,692	72.3%	69.6%	70.2%	23.5%	20.4%
Elmsford							
80 Grasslands Road		87,055	100.0%	100.0%	100.0%	3.0%	4.0%
100 Grasslands Road		47,720	100.0%	100.0%	100.0%	1.7%	3.1%
Total Standalone	2	134,775	100.0%	100.0%	100.0%	4.7%	7.0%
Total Westchester	6	812,467	76.9%	74.6%	75.1%	28.1%	27.5%
Connecticut							
Stamford							
225 Highridge Road		222,063	79.8%	80.9%	80.9%	7.7%	13.2%
710 Bridgeport Avenue		452,414	75.7%	75.7%	75.7%	15.7%	11.6%
Total Connecticut	2	674,477	77.1%	77.4%	77.4%	23.4%	24.7%
TOTAL PORTFOLIO	19	2,886,554	74.8%	74.4%	74.9%	100.0%	100.0%

(1) Excludes 200 Broadhollow Road sold on 30 June 2016.

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

(3) NOI as a % of Portfolio represents the time period from 1 July 2015 through 30 June 2016.

Lease Activity

For the 6 Months Ending 30 June 2016

	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	2	3,165	6	27,756	1	4,487	6	28,500	-	-	-	-	7	32,987
New Jersey	-	-	3	17,354	-	-	2	46,890	-	-	1	2,000	3	48,890
Connecticut	2	6,454	1	20,505	-	-	6	86,123	1	8,446	2	3,669	9	98,238
Westchester	1	9,787	1	23,920	2	4,249	4	13,759	1	16,146	3	7,786	10	41,940
Total NYPT Portfolio	5	19,406	11	89,535	3	8,736	18	175,272	2	24,592	6	13,455	29	222,055

OUTSTANDING SHORT TERM LEASES / HOLDOVERS

	#	SF
Long Island Office	6	27,756
New Jersey Office	3	17,354
Connecticut Office	1	20,505
Westchester Office	1	23,920
Total Office	11	89,535

EARLY TERMINATIONS FOR CURRENT PERIOD

	#	Terminated SF	Released SF	Vacant SF
Total Office	0	0	0	0

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 ended 30 June 2016

Executed Leases ⁽¹⁾

	# of Transactions	Total Sq. Ft.	Average Base Rent	Average Term (Years)
<i>Office Properties</i>				
Long Island	7	32,987	\$24.97	4.9
Westchester	10	41,940	\$24.00	5.0
Connecticut	7	80,278	\$27.02	8.7
New Jersey	3	48,890	\$21.98	1.3
Total/Weighted Average	27	204,095	\$24.86	5.6
<i>Flex Properties</i>				
Connecticut	2	17,960	\$6.60	1.0
Total/Weighted Average	2	17,960	\$6.60	1.0
Total/Weighted Average	29	222,055	\$23.38	5.2

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>							
Renewal	28,500	\$26.44	\$25.16	(4.8%)	\$28.00	\$23.68	(15.4%)
Total/Weighted Average	28,500	\$26.44	\$25.16	(4.8%)	\$28.00	\$23.68	(15.4%)
<i>Connecticut</i>							
New	3,023	\$22.29	\$29.40	31.9%	\$28.00	\$29.00	3.6%
Renewal	92,723	\$27.26	\$22.04	(19.2%)	\$30.74	\$22.68	(26.2%)
Total/Weighted Average	95,746	\$27.11	\$22.27	(17.8%)	\$30.65	\$22.88	(25.4%)
<i>Westchester</i>							
New	4,091	\$22.50	\$27.70	23.1%	\$22.50	\$27.00	20.0%
Renewal	29,905	\$20.19	\$23.09	14.4%	\$23.59	\$22.99	(2.5%)
Total/Weighted Average	33,996	\$20.47	\$23.64	15.5%	\$23.46	\$23.47	0.1%
<i>New Jersey</i>							
Renewal	46,890	\$21.14	\$21.96	3.9%	\$21.47	\$21.94	2.2%
Total/Weighted Average	46,890	\$21.14	\$21.96	3.9%	\$21.47	\$21.94	2.2%
Total/Weighted Average ⁽⁵⁾	205,132	\$19.72	\$17.81	(9.7%)	\$22.08	\$17.86	(19.1%)

Tenant Retention ⁽⁶⁾

	Leases Expiring	Sq. Ft Expiring	Sq. Ft Renewing	Renewal Percentage
<i>Long Island</i>	8	31,665	28,500	90.0%
<i>Connecticut</i>	8	101,023	94,569	93.6%
<i>Westchester</i>	6	39,692	29,905	75.3%
<i>New Jersey</i>	3	46,890	46,890	100.0%
Total/Weighted Average	25	219,270	199,864	91.1%

(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) Excluding the Synapse renewal at 225 High Ridge Road, the Total/Weighted Average rents were up 6.1% on an Average Rent basis and down 5.9% when compared to Base Rent.

(6) Includes early renewals and excludes early terminations.

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2016**

Total Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft
2016	28	143,586	5.0%	5.0%
2017	49	418,625	14.5%	19.5%
2018	42	227,263	7.9%	27.4%
2019	29	285,495	9.9%	37.3%
2020	24	410,481	14.2%	51.5%
2021 and thereafter	53	662,333	22.9%	74.4%
Total/Weighted Average	225	2,147,783	74.4%	
Total Portfolio Square Feet		2,886,554		

Office Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Office Sq Ft	Cumulative % of Total Portfolio Sq Ft
2016	28	143,586	6.0%	6.0%
2017	47	400,665	16.8%	22.8%
2018	41	219,094	9.2%	32.0%
2019	28	206,618	8.7%	40.7%
2020	23	164,777	6.9%	47.6%
2021 and thereafter	52	622,782	26.1%	73.7%
Total/Weighted Average	219	1,757,522	73.7%	
Total Office Portfolio Square Feet		2,386,420		

Flex Portfolio

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Flex Sq Ft	Cumulative % of Total Portfolio Sq Ft
2016	0	0	0.0%	0.0%
2017	2	17,960	3.6%	3.6%
2018	1	8,169	1.6%	5.2%
2019	1	78,877	15.8%	21.0%
2020	1	245,704	49.1%	70.1%
2021 and thereafter	1	39,551	7.9%	78.0%
Total/Weighted Average	6	390,261	78.0%	
Total Flex Portfolio Square Feet		500,134		

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2016**

Long Island 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⁾
2016	15	41,477	4.7%	4.7%	\$26.54	\$27.32
2017	24	213,630	24.4%	29.1%	\$26.63	\$27.72
2018	16	62,249	7.2%	36.3%	\$24.44	\$27.59
2019	16	145,614	16.7%	53.0%	\$16.90	\$17.47
2020	15	61,413	7.0%	60.0%	\$24.25	\$25.67
2021 and thereafter	25	166,508	19.1%	79.1%	\$23.97	\$24.09
Total/Weighted Average	111	690,891	79.1%			
Total Long Island Office Square Feet		873,889				

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⁾
2016	9	55,383	7.2%	7.2%	\$21.47	\$23.60
2017	17	95,707	12.5%	19.7%	\$23.49	\$24.95
2018	19	106,484	13.9%	33.6%	\$23.33	\$25.13
2019	10	53,608	7.0%	40.6%	\$23.49	\$24.04
2020	3	65,714	8.6%	49.2%	\$22.08	\$21.99
2021 and thereafter	16	190,422	24.9%	74.1%	\$22.33	\$22.89
Total/Weighted Average	74	567,318	74.1%			
Total Westchester Office Square Feet		764,747				

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⁾
2016	-	-	0.0%	0.0%	\$0.00	\$0.00
2017	1	20,505	9.2%	9.2%	\$34.89	\$38.75
2018	2	30,594	13.8%	23.0%	\$28.99	\$28.74
2019	1	6,096	2.7%	25.7%	\$30.27	\$31.15
2020	1	15,451	7.0%	32.7%	\$21.80	\$27.10
2021 and thereafter	7	104,524	47.1%	79.8%	\$33.74	\$35.72
Total/Weighted Average	12	177,170	79.8%			
Total Connecticut Office Square Feet		222,063				

Note: Tenants that have expired on 30 June 2016 are not included. (1,298 SF in Long Island and 9,787 SF in Westchester.)

(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.

**Lease Expiration Schedule - Adjusted for Preleased Space
As of 1 July 2016**

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⁾
2016	4	46,726	8.9%	8.9%	\$33.23	\$34.20
2017	5	70,823	13.5%	22.4%	\$21.42	\$21.76
2018	4	19,767	3.8%	26.2%	\$22.30	\$22.79
2019	1	1,300	0.2%	26.4%	\$21.39	\$23.50
2020	4	22,199	4.2%	30.6%	\$20.83	\$21.07
2021 and thereafter	4	161,328	30.7%	61.3%	\$27.70	\$28.78
Total/Weighted Average	22	322,143	61.3%			
Total New Jersey Office Square Feet		525,721				

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⁾
2016	0	-	0.0%	0.0%	\$0.00	\$0.00
2017	2	17,960	3.6%	3.6%	\$6.60	\$6.60
2018	1	8,169	1.6%	5.2%	\$19.01	\$19.21
2019	1	78,877	15.8%	21.0%	\$5.19	\$5.41
2020	1	245,704	49.1%	70.1%	\$12.03	\$11.99
2021 and thereafter	1	39,551	7.9%	78.0%	\$18.96	\$18.17
Total/Weighted Average	6	390,261	78.0%			
Total Flex Square Feet		500,134				

Note: Tenants that have expired on 30 June 2016 are not included.

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

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

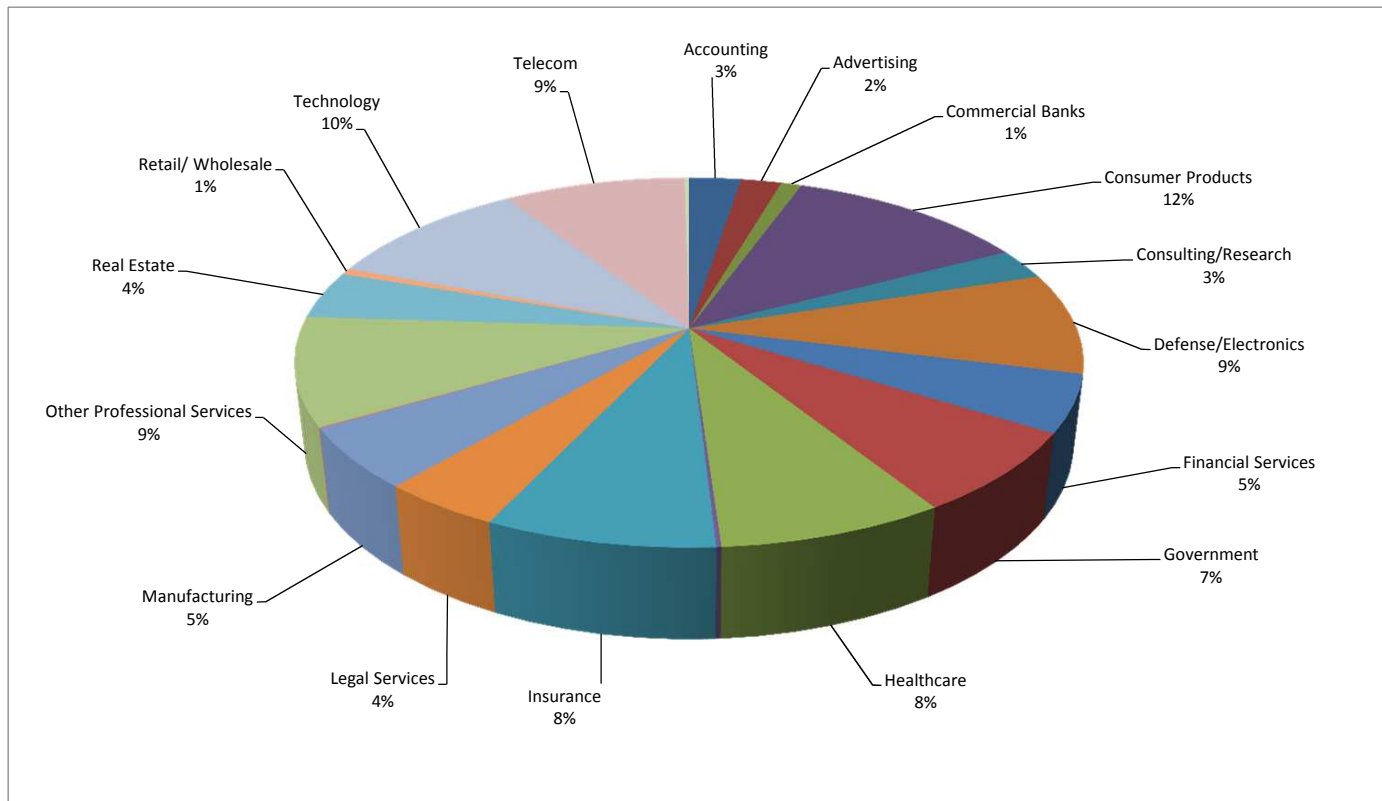
Top 25 Tenants ⁽¹⁾

(Based on Base Rental Revenue)

Tenant Name	Wtd. Avg. Term Remaining (Years)	Total Square Feet	Base Rental Revenue
Radianz US	4.9	130,009	7.7%
Lockheed Martin Corp.	1.2	103,500	7.0%
Perkin Elmer Inc.	3.9	263,664	6.7%
Amscan Inc.	5.5	99,791	4.7%
Prestige Brands Inc.	4.5	58,086	3.0%
DHS FAMS-FAA WJ Hughes	0.2	29,372	2.9%
Liberty Mutual	0.7	38,987	2.3%
Lincoln Educational Svcs. Corp	1.5	45,408	2.3%
Ampacet Corporation	4.8	36,474	2.1%
HQ Global Workplaces	1.8	28,364	2.0%
Frequency Electronics Inc.	2.6	91,027	1.9%
Optum360, LLC	4.3	27,087	1.7%
Tappan Zee Constructors, LLC	2.2	30,780	1.7%
ENT & Allergy Associates	3.5	28,826	1.7%
Xerox Corp.	0.2	23,920	1.3%
State of NY (F/K/A NYS Dept. of Law)	6.8	22,792	1.2%
D.L.C. Management Corp	1.2	18,747	1.1%
Ingerman Smith LLP	1.2	12,801	1.1%
AC Nielsen - Dir Real Estate	4.8	20,550	1.1%
Philip Morris Management	2.5	20,981	0.9%
Kessler Rehabilitation Corp	0.2	17,354	0.9%
Massachusetts Mutual Life Ins.	0.9	13,839	0.9%
Partnership For Children Of Essex	4.6	18,740	0.9%
Mental Health Assoc. Of, The	6.7	17,500	0.9%
Panolam Industries Int'l Inc	3.2	78,877	0.9%

Tenant Diversification ⁽¹⁾

Total Portfolio



(1) Ranked by 100% of annualized base rental revenue. Based on monthly rent in place as of 1 July 2016.

Capital Expenditures

As of 30 June 2016

CAPITAL EXPENDITURES	2012 Total	2013 Total	2014 Total	2015 Total	1st Half 2016
Recurring - Non Incremental					
Bathrooms	\$3,462	\$142,752	\$785	\$42,763	\$26,840
Corridors	0	69,800	106,251	157,053 ⁽⁹⁾	3,795
Elevators	74,420	68,568	158,643	29,653	0
Exterior Renovation	339,937 ⁽¹⁾	203,782	48,032	38,438	0
Lobby	126	1,573	132,676	3,996	0
Mechanical, Electrical & Plumbing	953,535 ⁽²⁾	1,558,475 ⁽⁴⁾	1,249,410 ⁽⁶⁾	494,736 ⁽¹⁰⁾	551,521 ⁽¹³⁾
Parking Lots	131,734	578,352 ⁽⁵⁾	276,133 ⁽⁷⁾	156,494 ⁽¹¹⁾	0
Roofs	512,118 ⁽³⁾	208,312	748,296 ⁽⁸⁾	532,382 ⁽¹²⁾	0
Security	15,649	12,620	16,712	0	0
Total Recurring - Non Incremental	\$2,030,981	\$2,844,234	\$2,736,938	\$1,455,515	\$582,156
Amount Per Square Foot					
Connecticut	\$0.14	\$0.19	\$1.04	\$0.49	\$0.01
Long Island	\$0.50	\$0.46	\$0.82	\$0.48	\$0.08
New Jersey	\$0.68	\$0.87	\$0.40	\$0.40	\$0.01
Westchester	\$1.13	\$1.93	\$1.25	\$0.57	\$0.95
Weighted Average	<u>\$0.61</u>	<u>\$0.79</u>	<u>\$0.92</u>	<u>\$0.49</u>	<u>\$0.20</u>

- (1) Primarily related to caulking at 660 White Plains Road, EIFS replacement at 80 Grasslands Road and window replacement at 300 Motor Parkway.
- (2) Primarily related to chiller plant replacement at 560 White Plains Road, new chiller at 6900 Jericho Tpke, and the replacement of two 20 ton roof top units at 200 Executive Drive.
- (3) Primarily related to the roof replacement at 35 Pinelawn Road, 200 Executive Drive and section 1 of 4 at 710 Bridgeport Avenue.
- (4) 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 at 660 White Plains Road and the BMS replacement at 35 Pinelawn Road.
- (5) Primarily related to repaving the parking lots at 660 White Plains Road and 100 & 200 Executive Drive.
- (6) 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 Tpke, the HVAC replacement at 80 Grasslands Road and the replacement of the BMS system at 225 High Ridge Road.
- (7) Primarily related to repaving the parking lot at 80 Grasslands Road.
- (8) Primarily related to roof replacements at 80 Grasslands Road, 6800 Jericho Turnpike and 710 Bridgeport Avenue.
- (9) Primarily related to replacing carpeting and wallpaper in the Corridors for 35 Pinelawn Rd and 6800 Jericho Turnpike.
- (10) Primarily related to the BMS installation at 225 High Ridge Rd, RTU replacement at 100 Executive Drive, Fire Alarm upgrade for tenants space at 580 & 660 White Plains Road, Chiller replacement at 710 Bridgeport, and the replacement of a Plumbing line at 660 White Plains Road.
- (11) Primarily related to replacing carpeting and wallpaper in the Corridors for 35 Pinelawn Rd and 6800 Jericho Turnpike.
- (12) Primarily related to replacing sections of the Parking Lot at 150 Motor Parkway and 225 High Ridge Road.
- (13) Primarily related to Roof replacements at 580 White Plains Road, 300 Motor Parkway and 300 Executive Drive.
- (13) Primarily related to Chiller replacement less the anticipated rebate at 660 White Plains Road and transactional sprinkler, HVAC, and electrical upgrades at 560 White Plains Road

Tenanting Costs

The following table summarizes the expenditures incurred for tenant improvements and leasing commissions for space leased during 2013, 2014, 2015 and for the six month period ended 30 June 2016.

Tenant Improvements and Leasing Commissions ⁽¹⁾

	2013	2014	2015	2016	New	Renewal
Connecticut Office						
Tenant Improvements	\$304,800	\$263,752	\$378,230	\$2,091,206	\$242,651	\$1,848,555
Per Square Foot Improved	\$50.00	\$10.03	\$8.37	\$26.05	\$42.35	\$24.80
Leasing Commissions	\$72,161	\$125,491	\$497,701	\$1,023,334	\$56,178	\$967,156
Per Square Foot Leased	\$11.84	\$4.77	\$11.02	\$12.75	\$9.80	\$12.97
Total Per Square Foot	<u>\$61.84</u>	<u>\$14.80</u>	<u>\$19.39</u>	<u>\$38.80</u>	<u>\$52.15</u>	<u>\$37.77</u>
Long Island Office						
Tenant Improvements	\$1,031,745	\$1,243,177	\$1,483,746	\$690,622	\$299,498	\$391,124
Per Square Foot Improved	\$6.41	\$7.68	\$12.54	\$20.94	\$24.77	\$18.72
Leasing Commissions	\$775,766	\$783,629	\$778,128	\$208,110	\$110,307	\$97,803
Per Square Foot Leased	\$4.82	\$4.84	\$6.58	\$6.31	\$9.12	\$4.68
Total Per Square Foot	<u>\$11.23</u>	<u>\$12.52</u>	<u>\$19.12</u>	<u>\$27.25</u>	<u>\$33.89</u>	<u>\$23.40</u>
New Jersey Office						
Tenant Improvements	\$506,482	\$304,369	\$258,301	\$3,815	\$3,815	\$0
Per Square Foot Improved	\$9.36	\$5.11	\$14.02	\$0.08	\$1.91	\$0.00
Leasing Commissions	\$394,684	\$131,119	\$148,462	\$97,555	\$11,146	\$86,409
Per Square Foot Leased	\$7.29	\$2.20	\$8.06	\$2.00	\$5.57	\$1.84
Total Per Square Foot	<u>\$16.65</u>	<u>\$7.31</u>	<u>\$22.08</u>	<u>\$2.08</u>	<u>\$7.48</u>	<u>\$1.84</u>
Westchester Office						
Tenant Improvements	\$1,578,170	\$947,793	\$679,479	\$653,407	\$399,527	\$253,880
Per Square Foot Improved	\$7.74	\$10.51	\$8.30	\$15.58	\$33.20	\$8.49
Leasing Commissions	\$1,082,039	\$344,318	\$267,078	\$227,391	\$97,854	\$129,537
Per Square Foot Leased	\$5.31	\$3.82	\$3.26	\$5.42	\$8.13	\$4.33
Total Per Square Foot	<u>\$13.05</u>	<u>\$14.33</u>	<u>\$11.56</u>	<u>\$21.00</u>	<u>\$41.33</u>	<u>\$12.82</u>
Flex						
Tenant Improvements	\$0	\$12,909	\$0	\$0	\$0	\$0
Per Square Foot Improved	\$0.00	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
Leasing Commissions	\$3,247	\$133,382	\$5,953	\$5,929	\$0	\$5,929
Per Square Foot Leased	\$0.20	\$1.50	\$0.33	\$0.33	\$0.00	\$0.33
Total Per Square Foot	<u>\$0.20</u>	<u>\$1.65</u>	<u>\$0.33</u>	<u>\$0.33</u>	<u>\$0.00</u>	<u>\$0.33</u>

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