

4 October 2017

BY ELECTRONIC LODGEMENT

Company Announcements
ASX Limited
Exchange Centre
20 Bridge Street
Sydney NSW 2000

**Takeover offer for all of the units in the RNY Property Trust
Notice of status of defeating conditions**

Aurora Funds Management Limited (ACN 092 626 885), in its capacity as responsible entity of the Aurora Property Buy-Write Income Trust (ARSN 125 153 648), refers to the off-market takeover bid for all of the units in the RNY Property Trust (ARSN 115 585 709) (**Offer**).

We enclose the following:

- in accordance with section 650F(3)(a) of the *Corporations Act 2001*(Cth) (**Act**), a notice under section 650F(1) of the Act in relation to freeing the Offer of defeating conditions; and
- in accordance with section 630(5)(b) of the Act, a notice under section 630(3) of the Act in relation to the status of the defeating conditions.

Yours sincerely,



Betty Poon
Company Secretary
Aurora Funds Management Limited
As responsible entity for Aurora Property Buy-Write Income Trust

**Aurora Funds Management Limited (ACN 092 626 885) as responsible entity for
Aurora Property Buy-Write Income Trust (ARSN 125 153 648) ("Bidder")**

**Notice under section 650F(1) of the *Corporations Act 2001* (Cth)
that takeover bid freed from defeating conditions**

To: ASX Limited; and
RNY Property Trust (ARSN 115 585 709) ("**RNY**")

Bidder has made offers under an off-market takeover bid for all the ordinary units in RNY (**Offers**). The Offers are contained in the bidder's statement dated 28 August 2017 as amended by the first supplementary bidder's statement dated 15 September 2017 (**Bidder's Statement**).

For the purposes of section 650F(1) of the *Corporations Act 2001* (Cth), Bidder gives notice and declares that:

1. as at the date of this notice Bidder has freed the Offers of all of the defeating conditions in section 12.10 of the Bidder's Statement; and
2. as at 9.00am on 4 October 2017, its voting power in RNY was 25.02% (comprising 65,901,226 units out of a total 263,413,889 units currently on issue in RNY).

Date: 4 October 2017

Signed for and on behalf of Aurora Funds Management Limited as responsible entity of Aurora Property Buy-Write Income Trust:



Betty Poon
Company Secretary
Aurora Funds Management Limited

**Aurora Funds Management Limited (ACN 092 626 885) as responsible entity for
Aurora Property Buy-Write Income Trust (ARSN 125 153 648) ("Bidder")**

Notice under section 630(3) of the *Corporations Act 2001* (Cth)

Status of defeating conditions

To: ASX Limited; and
RNY Property Trust (ARSN 115 585 709) ("**RNY**")

Bidder has made offers under an off-market takeover bid for all the ordinary units in RNY (**Offers**). The Offers are contained in the bidder's statement dated 28 August 2017 as amended by the first supplementary bidder's statement dated 15 September 2017 (**Bidder's Statement**).

For the purposes of section 630(3) of the *Corporations Act 2001* (Cth), Bidder gives notice that:

1. as at the date of this notice none of the defeating conditions in section 12.10 of the Bidder's Statement have been triggered;
2. as at the date of this notice Bidder has freed the Offers of all of the defeating conditions in section 12.10 of the Bidder's Statement; and
3. as at 9.00am on 4 October 2017, its voting power in RNY was 25.02% (comprising 65,901,226 units out of a total 263,413,889 units currently on issue in RNY).

Date: 4 October 2017

Signed for and on behalf of Aurora Funds Management Limited as responsible entity of Aurora Property Buy-Write Income Trust:



Betty Poon
Company Secretary
Aurora Funds Management Limited