Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme	RNY Property Trust (“**RNY**”)
ACN/ARSN	ARSN 115 585 709

1. Details of substantial holder (1)

Name	Aurora Funds Management Limited (ACN 092 626 885) (“**Aurora**”) in its capacity as responsible entity of the: (i) Aurora Property Buy-Write Income Trust (ARSN 125 153 648) (“**AUP**”); (ii) Aurora Fortitude Absolute Return Fund (ARSN 145 894 800) (“**AFARF**”); (iii) Aurora Global Income Trust (ARSN 127 692 406) (“**AIB**”). and (iv) Aurora Dividend Income Trust (ARSN 151 947 732 (**AOD**)
ACN/ARSN (if applicable)	N/A
Name	Seventh Orion Pty Ltd as trustee of the Aurora Investments Unit Trust (“**Seventh Orion**”).
ACN/ARSN (if applicable)	ACN 613 173 238

There was a change in the interests of the substantial holder on	5 March 2019
The previous notice was given to the company on	11 January 2018
The previous notice was dated	11 January 2018

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person’s votes	Voting power (5)	Person’s votes	Voting power (5)
Ordinary units	213,264,758	80.96%	213,264,758	80.96%

*AFARF has an economic interest in an additional 7,900,000 (3.00%) RNY shares. The 3.00% economic interest arises under a facility provided to Aurora by Invast Financial Services Pty Ltd under its terms of business as set out in its PDS dated 26 October 2018 **https://www.invast.com.au/wp-content/uploads/2018/11/Invast_Global_PDS_Fee_Schedule_20181026b.pdf**

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person’s votes affected

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Aurora as responsible entity of AUP.	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	Relevant interest under section 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001, being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of the securities (in its capacity as responsible entity of a managed investment scheme).	179,842,642 Units	179,842,642
Aurora as responsible entity of AOD.	Aurora Funds Management Limited <AURORA DIVIDEND INCOME A/C>	Aurora as responsible entity of AOD	Relevant interest under section 608(1)(b) and/or 608(1)(c) of the Act, being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities (in its capacity as responsible entity of a managed investment scheme).	26,153,846 Units	26,153,846
Aurora as responsible entity of AIB	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	Relevant interest under section 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001, being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of the securities (in its capacity as responsible entity of a managed investment scheme).	3,111,225 Units	3,111,225
Aurora as responsible entity of AFARF.	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	Relevant interest under section 608(1)(b) and/or 608(1)(c) of the Act, being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities (in its capacity as responsible entity of a managed investment scheme).	4,157,045 Units	4,157,045
Seventh Orion.	All of the above	All of the above	Relevant interest under section 608(3)(a) and/or 608(3)(b) of the Act, being a relevant interest arising as a result of Seventh Orion having a voting power of above 20% in a body corporate (Aurora) and/or held through a body corporate (Aurora) that Seventh Orion controls.	All of the above	All of the above

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Aurora in its personal capacity and as responsible entity of AUP, AFARF,AIB and AOD.	Suite 613, Level 6, 370 St Kilda Road, Melbourne VIC 3004.
Seventh Orion	Suite 613, Level 6, 370 St Kilda Road, Melbourne VIC 3004.
BNP Paribas Nominees Pty Ltd	Level 7, 60 Castlereagh Street, Sydney NSW 2000.

Signature

print name Adrian Tilley capacity Company Secretary

sign here  Date: 7 March 2019

DIRECTIONS

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.

(2) See the definition of 'associate' in section 9 of the Corporations Act 2001.

(3) See the definition of 'relevant interest' in sections 608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.

(6) Include details of:

(a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of 'relevant agreement' in section 9 of the Corporations Act 2001.

(7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write 'unknown'.

(9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.