

31 March 2020

The Manager
Company Announcements
Australian Stock Exchange Limited
20 Bridge Street
SYDNEY NSW 2000

**RNY Property Trust (ASX: RNY) – Disclaimer of Opinion by Auditor in
the Independent Auditor's Report for the financial year ended 31
December 2019**

Huntley Management Limited (HML), as the responsible entity for RNY Property Trust (**RNY**), hereby advises that the independent auditor, Grant Thornton Audit Pty Ltd (the **Auditor**), has issued a disclaimer of audit opinion (the **Disclaimer of Opinion**) due to the existence of material uncertainties related to going concern (the **Material Uncertainties**) on the financial statements for the year ended 31 December 2019.

The basis for the Disclaimer of Opinion and Material Uncertainties is largely driven by the COVID-19 pandemic and its flow on impact to the US commercial property market, its tenants and the Group's debt facilities. More details are set out in the Independent Auditor's Report, a copy of which has been announced separately today.

RNY Unitholders are advised to read this announcement in conjunction with the Independent Auditor's Report and the financial statements in their entirety.

For further information:

Investors

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