

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 115 585 709

1. Details of substantial holder (1)

Name Aurora Funds Management Limited (**Aurora**) (ABN 69 092 626 885) as responsible entity of the (i) Aurora Fortitude Absolute Return Fund (ARSN 145 894 800) ("**AFARF**"); (ii) Aurora Property Buy-Write Income Trust (ARSN125 153 648) ("**AUP**") and (iii) HHY Fund (ARSN 112 579 129) ("**HHY**").

ACN 092 626 885

Name Aurora Corporate Pty Ltd as trustee of the Aurora Investments Unit Trust (**Aurora Corporate**)

ACN 613 173 238

There was a change in the interests of the substantial holder on 19 February 2021

The previous notice was given to the company on 13 October 2020

The previous notice was dated 12 October 2020

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 shares (Shares)	179,714,758	68.23%	179,714,758	68.23%

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
19/02/2021	Aurora in its capacity as responsible entity of Aurora Property Buy-Write Income Trust ARSN 125 153 648 (AUP)	Off market sale	\$150,000	13,636,363	13,636,363
19/02/2021	Aurora in its capacity as responsible entity of the HHY FUND ARSN 112 579 129 (HHY)	Off market purchase	\$150,000	13,636,363	13,636,363

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 RETAIL CLIENT DRP>	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAIL CLIENT 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 the securities (in its capacity as responsible entity of a managed investment scheme)	141,510,478 ordinary units	141,510,478
Aurora as responsible entity of AUP.	Aurora Funds Management Limited <Aurora Property Buy-Write Income>	Aurora Funds Management Limited <Aurora Property Buy-Write Income>	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 the securities (in its capacity as responsible entity of a managed investment scheme)	21,741,256 ordinary units	21,741,256
Aurora as responsible entity of AFARF.	Aurora Funds Management Limited <Aurora Fortitude Absolute Return Fund>	Aurora Funds Management Limited <Aurora Fortitude Absolute Return Fund>	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 the securities (in its capacity as responsible entity of a managed investment scheme)	2,826,661 ordinary units	2,826,661
Aurora as responsible entity of HHY.	Aurora Funds Management Limited <HHY Fund>	Aurora Funds Management Limited <HHY Fund>	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 the securities (in its capacity as responsible entity of a managed investment scheme)	13,636,363 ordinary units	13,636,363
Aurora Corporate Pty Ltd	All of the above	All of the above	Relevant interest under section 608(3)(a) of the Corporations Act, being a relevant interest in the securities in which Aurora has a relevant interest because Aurora Corporate has voting power above 20% in Aurora.	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
Not applicable	

6. Addresses

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

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

Signature

print name John Patton

Company Secretary

sign here



date 23 February 2021