

5 October 2017

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

RNY Property Trust (ASX:RNY) – Update to RNY Unitholders

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) notes that Aurora's 1.5c offer for RNY units is unconditional. The offer expires on 11 October 2017. The 1.7c conditional price announcement previously made by Aurora remains conditional.

Aurora made its announcement late yesterday that its 1.5c offer is unconditional. It is being considered by RAML on an urgent basis.

On 18 September 2017 RAML advised unitholders that continued negotiations with bidders for the Trust's remaining five assets resulted in increased bids for some of the assets. RAML has now been informed that the total of such bid prices has been reduced, resulting in a materially lower likelihood of achieving the Trust's prior 'upside forecast' (previously 1.8c per unit) disclosed to unitholders in the August 11th RNY results presentation. The Trust's 'base case forecast' (previously 1.5c per unit) remains unchanged. However, RAML reminds unitholders that the lowest end of the range of possible distributions is zero.

The process whereby non-binding bids move to binding contracts takes time and that process has a number of potentially positive and negative variables. RNY is highly leveraged so small movements up or down in sales prices can produce material movements in distribution amounts.

RAML will provide advice to unitholders as soon as possible

The Trust is managed by RAML, an Australian licensed responsible entity which is an affiliate of RXR Realty. 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. RXR is one of the New York Tri-State area's leading real estate companies, specializing in the acquisition, leasing, financing, property and asset management, design and development, and construction of commercial properties.

Certain statement herein relate to the Trust's future performance ("forward looking statements"). Although RAML 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.

For further information:

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