

US Dollar Financial Information

RNY PROPERTY TRUST

Consolidated Balance Sheet (Unaudited)

As at 30 June 2014

	Consolidated US\$'000
Current assets	
Cash and cash equivalents	70
Trade and other receivables	23
Other current assets	9
Total current assets	102
Non-current assets	
Investments held in US LLC	
Share of US LLC's investment properties	316,350
Share of US LLC's liabilities	(212,265)
Share of US LLC's other net assets	25,468
Investment in US LLC	129,553
Total non-current assets	129,553
Total assets	129,655
Current liabilities	
Related party payables	3,854
Trade and other payables	603
Total current liabilities	4,457
Non current liabilities	
Preferred shares	125
Total non-current liabilities	125
Total liabilities	4,582
Net assets	125,073
Unitholders' Equity	
Units on issue	236,797
Reserves	(30,217)
Accumulated deficit	(81,507)
TOTAL EQUITY	125,073

The above Balance Sheet should be read in conjunction with the accompanying note.

Please note that this unaudited information is presented for information purposes only.

US Dollar Financial Information

RNY PROPERTY TRUST

Consolidated Statement of Comprehensive Income (Unaudited)

For the half year ended 30 June 2014

	Consolidated US\$'000
CONTINUING OPERATIONS	
Share of net profit of US LLC	
Rental income from investment properties	22,659
Property related expenses	(12,464)
Net rental income	10,195
Other income	747
Loss on earnings of real estate joint venture	(684)
Borrowing costs	(6,917)
Other expenses	(1,162)
Net income from US LLC before fair value adjustments	2,179
Loss from investment property revaluations	(831)
Total share of net income from US LLC	1,348
Interest income	1
Total revenue and other income	1,349
EXPENSES	
Administration expenses	70
Finance costs	118
Management fees	713
Other expenses	138
Total expenses	1,039
Profit from continuing operations before tax expense	310
Income tax	-
NET PROFIT FROM CONTINUING OPERATIONS AFTER TAX	310
Basic and diluted earnings per unit attributable to RNY unitholders (cents)	0.12

The above Income Statement should be read in conjunction with the accompanying note.

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US Dollar Financial Information
RNY PROPERTY TRUST
Consolidated Distribution Statement (Unaudited)
For the half year ended 30 June 2014

DISTRIBUTION STATEMENT	Consolidated US\$'000
Net profit for the period from continuing operations attributable to unitholders of RNY	310
<i>Adjusted for RNY's share of:</i>	
Loss from investment property revaluations	831
Straightlining of rental income	191
Mortgage cost amortisation	391
Leasing cost amortisation	1,049
INCOME AVAILABLE FOR DISTRIBUTION	2,772
Other amounts retained	(2,772)
DISTRIBUTION PAYABLE	-
Distribution per unit (cents)	-

The above Distribution Statement should be read in conjunction with the accompanying note.
Please note that this unaudited information is presented for information purposes only.

NOTES TO THE US DOLLAR FINANCIAL INFORMATION

RNY PROPERTY TRUST

For the half year ended 30 June 2014

1. BASIS OF PREPARATION

The additional US dollar information has been extracted from the consolidated financial report of RNY Property Trust for the half year ended 30 June 2014 before conversion to Australian dollars. Australian dollar denominated assets and liabilities have been translated from Australian dollars at the rate of exchange current at the balance date. Australian dollar denominated income and expenditure has been translated at the exchange rate ruling at the date of the transaction or the average exchange rate for the period.