RNY PROPERTY TRUST

Financial Results and Overview for the

Half-Year Ended 30 June 2010

Friday, 6 August 2010

Overview

RNY

- Financial Summary
  - Headline result of A$10.3 million net loss after tax for 1H 2010
    - Adjusted NPAT of A$3.5 million profit or 1.35 cents per unit
  - Valuation decrease to Trust operating properties of US$14.9 million
    - Trust's share of this adjustment was US$11.2 million (A$13.1 million), equating to a decrease of 3.0%
  - Period-end underlying gearing ratio of 72.8 % vs. 71.2% at year-end 2009
  - Distributable earnings of A$6.0 million, or 2.28 cents per unit for the period

- Operating Summary
  - Executed 41 lease transactions during the period totalling 317,737 square feet (9.6% of portfolio)
    - 90,111 square feet of new/expansion deals
    - 227,626 square feet of renewal and early renewal deals
      - » Includes the renewal of Lockheed Martin Corp., a 123,554 square foot tenant at 55 Charles Lindbergh Blvd.
    - Achieved a 75.1% renewal rate
    - Same space average rents decreased 13.6%
  - Year over year same space NOI decreased 10.0%
  - Period-end occupancy was 82.2% vs. 88.4% at 31 December 2009 (90.8% at 30 June 2009)
    - Occupancy would have essentially been flat if not for:
      - » Bankruptcy court rejection of Pratt Read lease, a 127,833 sq.ft. tenant at 710 Bridgeport Ave. (3.9% of the portfolio sq.ft.)
      - » Termination of Lend America, 68,617 sq.ft. tenant at 520 Broadhollow Road (2.1% of the portfolio sq.ft.)

Financial Summary

Net Profit After Tax / Distribution Statement

RNY

	Six-months ended 30 June 2010	
	(A$ in 000's)	(cents per unit)
Net Loss From US LLC	(8,762)	
Expenses of US REIT/Trust	(1,538)	
Net Loss After Taxes	(10,300)	(3.91)
Add: Property Fair Value Adjustments (1)	13,849	
Adjusted Net Profit After Taxes (NPAT)	3,549	1.35
Add: Mortgage Cost Amortisation	612	
Add: Amortisation of Deferred Leasing Costs	1,582	
Add: Straight Line Adjustments	272	
Distributable Earnings	**$6,015**	2.28
Less: Earnings Retained to Fund Capital Expenditures	(6,015)	
Distribution to Unitholders	**$0**	0.00

(1) Net of capitalised additions.

Financial Summary

Summary Balance Sheet

RNY

	At 30 June 2010 (A$ in 000's) [1]	At 31 December 2009 (A$ in 000's) [1]
Total Assets	$123,598	$127,656
Total Liabilities	($4,348)	($4,092)
Net Assets (A$)	$119,250	$123,564
Net Tangible Asset (NTA) (A$)	$119,250	$123,564
Units on Issue	263,413,889	263,413,889
NTA Per Unit	$0.45	$0.47
Closing Price	$0.12	$0.12
Equity Market Capitalisation	$31,609,667	$31,609,667
Underlying Gearing Ratio	72.8%	71.2%
Underlying Debt Service Coverage [2]	1.71 x	1.95 x

(1) Balance sheet foreign exchange rate of A$0.8523 at 30 June 2010 and A$0.8969 at 31 December 2009.
(2) Calculated as NPAT (as adjusted for certain non-recurring items) divided by the Trust's share of US LLC's Net Interest Expense.

Summary Debt Information

At 30 June 2010

RNY

All figures in US$ unless noted

Debt Summary

	Balance (000's)	% of Total	Weighted Average Interest Rate	Maturity Date
UBS Pool A	196,068	54.0%	5.20%	Sept. 2010
UBS Pool B	51,533	14.2%	5.20%	Oct. 2010
CITIBANK Pool	72,000	19.8%	5.32%	Jan. 2016
ISB Pool	43,695	12.0%	6.13%	Jan. 2017
Total/Weighted Average	**363,296**	**100.0%**	**5.34%**	

- The US LLC has US$247.6 million of mortgage debt consisting of two separate loans of US196.1 million and US$51.5 million that are due to expire in September and October 2010, respectively.

- The US LLC has entered discussions regarding the extension or refinancing of such loans and is considering financing solutions as well as other options necessary to address its obligations under such mortgage debt including restructuring of the loans and extension of their maturity dates.
  - Both loans are performing, with debt service coverage ranging from approximately 1.45x to 1.75x

Property Revaluations

RNY

All figures in US$ unless noted

- Management revalued its entire portfolio at 30 June 2010. The Trust engaged CB Richard Ellis ("CBRE") to perform appraisals of four of the Trust's properties, and to provide cap rate data for the Trust's other 20 operating properties. Management utilized the appraisals and cap rate data to complete the valuations. The table below summarizes the reduction to fair value (all figures in chart below are in US$000's):

Region	30 June 2010	31 Dec 2009	Change from 31 Dec US$	Change from 31 Dec %	30 June 2009	Change from 30 June US$	Change from 30 June %
Total Long Island	153,039	162,679	(9,640)	-5.9%	183,696	(30,657)	-16.7%
Total New Jersey	59,387	60,143	(755)	-1.3%	63,181	(3,794)	-6.0%
Total Westchester	85,048	84,197	851	1.0%	87,327	(2,279)	-2.6%
Total Connecticut	64,784	66,420	(1,636)	-2.5%	76,658	(11,874)	-15.5%
Total Portfolio	362,258	373,439	(11,181)	-3.0%	410,862	(48,604)	-11.8%

Note: Represents RNY's 75% interest, excluding 1155 Railroad Avenue (which is held for sale)

- Average per square foot value of the portfolio decreased to US$146 (US$151 excluding 225 High Ridge Road and 710 Bridgeport Avenue)
- An average terminal cap rate of 8.41% was used in the valuation of the portfolio
- NTA decreased from US$0.42 (A$0.47) at 31 December 2009 to US$0.39 (A$0.45) per unit at period end

Note: Excludes 1155 Railroad Avenue, Bridgeport, CT.

Economic & Market Overview

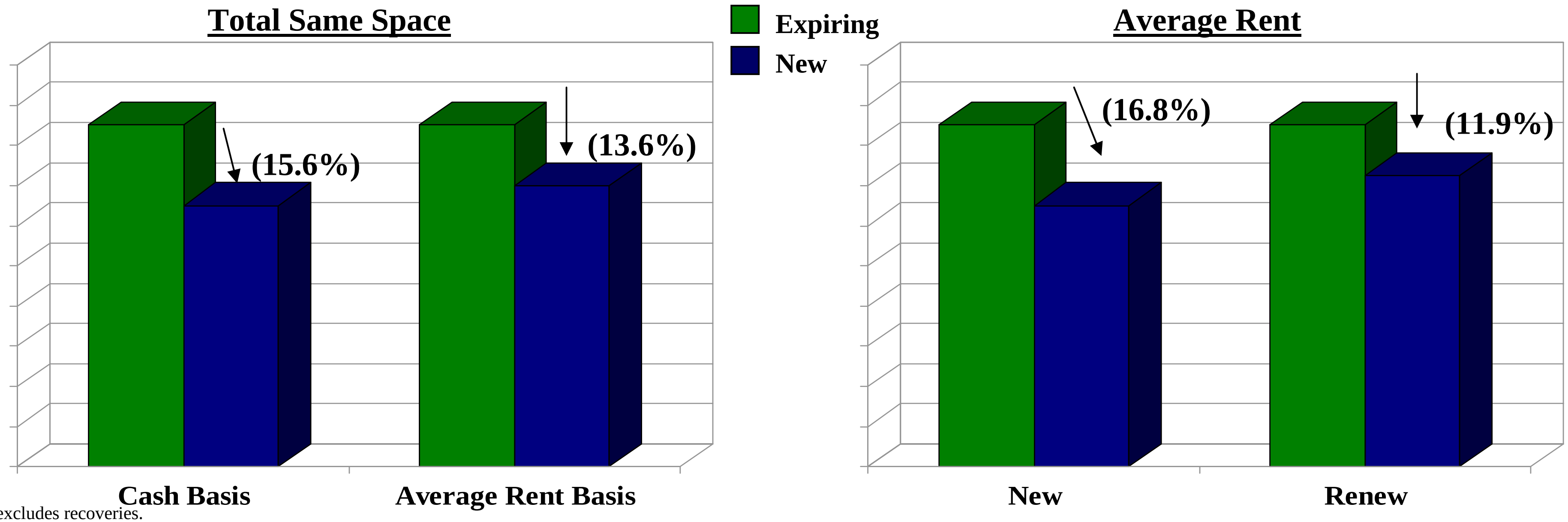
RNY

- U.S. unemployment remains stubbornly high
  - Unemployment rate expected to continue hovering between 9.5%-10.0%
- U.S. consumer remains cautious
- Small businesses continue to suffer more than large multi-national corporations
  - Less access to credit than larger companies
  - More tied to consumer spending
- Demand in the suburban office market is materially driven by small to medium size businesses
- Suburban office markets still combating excess supply and tepid demand
  - High vacancy rates and negative absorption continue throughout our suburban markets
  - Competition for tenants continues to be fierce
  - Average asking rents continued to fall during the first half of 2010
- Beginning to see a small pickup in activity as tenants seeking to capitalize on weak market and have begun filling pent up demand for space
  - Higher quality buildings are outperforming commodity buildings
- Debt markets have begun to re-open, led by insurance companies
  - Institutions are seeking incremental yield
  - Market is still selective based on type of project and sponsorship

1H 2010 Leasing Activity

RNY

- Executed 41 leases totaling 317,737 square feet during the first 6 months of 2010
- Achieved a 75.1% renewal rate for the period
- Total same space new base rent vs. expiring base rent decreased 15.6% on a cash basis and decreased 13.6% on an average rent basis (1)
  - New transactions
    - 20.7% decrease on a cash basis vs. a 16.8% decrease on an average rent basis
  - Renew transactions
    - 12.9% decrease on a cash basis vs. an 11.9% decrease on an average rent basis

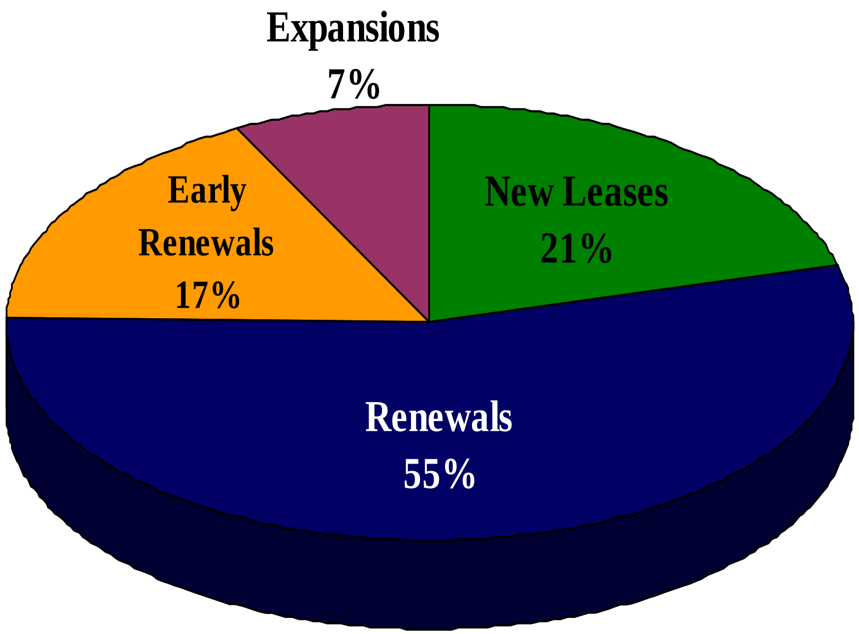


(1) Base rent excludes recoveries.

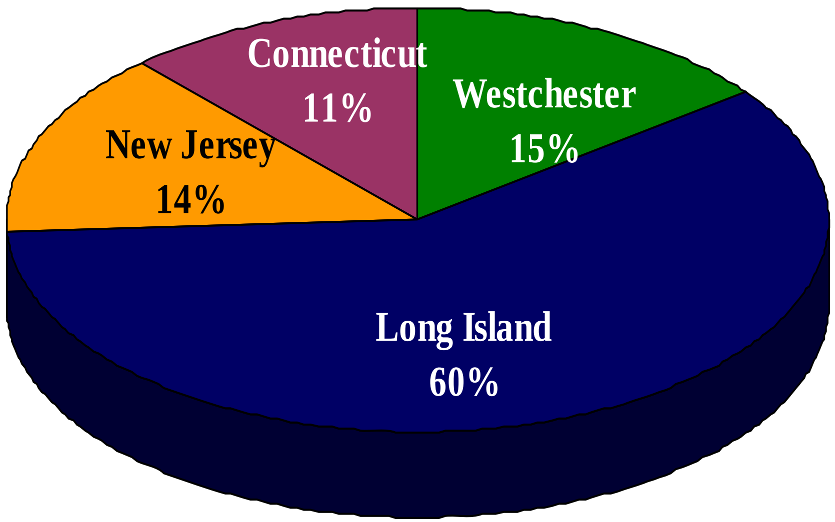
1H 2010 Leasing Activity

RNY

Leasing Activity by Type



Leasing Activity by Region



2010 Leasing Update

RNY

- At 30 June 2010, there was approximately 180K square feet of space expiring in 2010, 120K square feet or 67% comes from the Long Island division
  - Projecting a renewal rate of approximately 55% for the 2nd half
  - Full-year rate in line with prior guidance

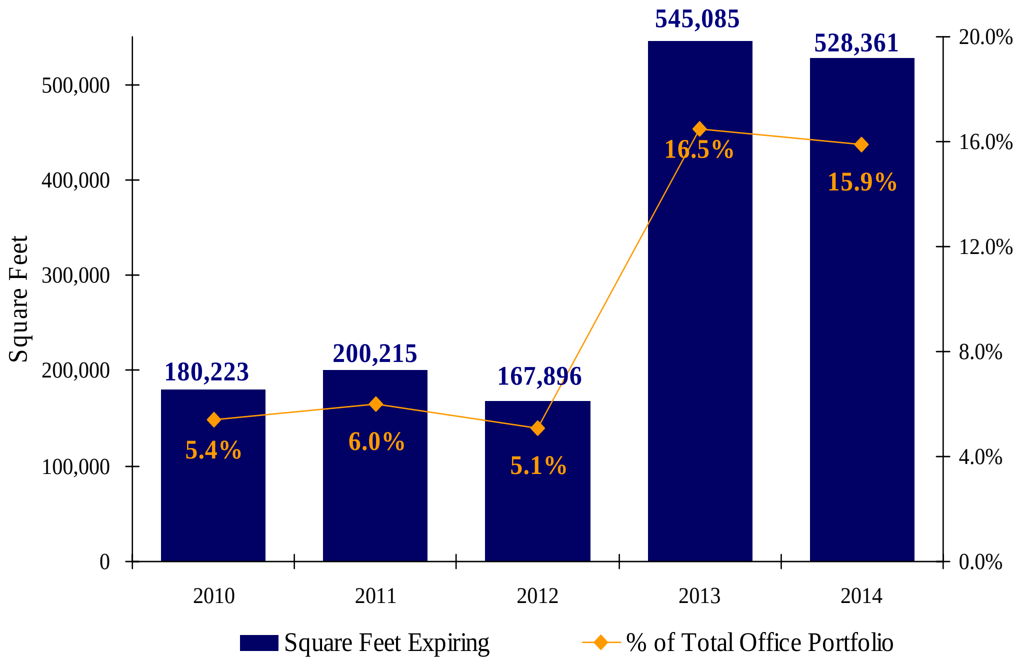
- Continuing to see interest from tenants seeking to take advantage of current market conditions prior to their expiration dates
  - Downsize/reduce current obligation in exchange for extending term
  - Expand and extend early to take advantage of current market terms
  - Portfolio occupancy at 30 June projected to be at or near “bottom”

- Subsequent to 30 June 2010, we have approximately 40K square feet of leases signed or out for signature, with another 130K square feet of new deals and 50K square feet of renewals in discussion
  - Projecting 200K to 260K square feet of leasing to occur in the 2nd half of 2010

Lease Expirations and Occupancy Statistics

RNY

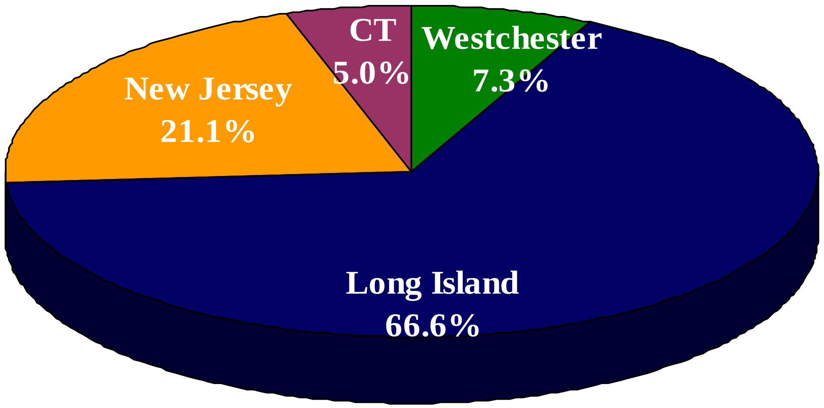
7.0% of Revenue Expiring in 2010 (1)(2)



Occupancy Statistics

	30 June 10	31 Dec. 09
Total Portfolio	**82.2%**	**88.4%**
Long Island	86.4%	91.5%
New Jersey	78.3%	75.3%
Westchester	84.7%	86.9%
Connecticut	74.1%	94.4%

2010 Expirations by Region



(1) Expirations are adjusted for pre-leased space.
(2) On a cash rent basis including real estate tax escalations.

Conclusion

RNY

- Management to maintain its focus on:

  - 2010 Debt Maturities
    - Loans have been transferred into special servicing due to impending maturity
      - Loans continue to perform with strong coverage ratios
    - Continue to pursue refinance alternatives or extension options with special servicers

  - Conserving Cash
    - Cash on US LLC's books of approximately US$11.5 million at 30 June 2010
      - Preserving cash for strategic use in debt refinancings
    - Continue to limit base building capital expenditures to only essential projects
    - Continued suspension of unitholder distributions
    - Continue to renegotiate contracts and modifying work scope to reduce/control operating expenses

  - Occupancy
    - Begin rebuilding occupancy
    - Provide competitive terms on lease renewals with a focus on rent concessions rather than build-out expenditures
    - Manageable expirations through 2012, with only 16.5% of portfolio expiring over the next 2 ½ years
    - No known material tenant credit risk

RNY Australia Management Limited (RAML)

MLC Center

19 Martin Place

Level 56

Sydney, NSW 2000

Tel: 612-9293-2910

Fax: 612-9293-2912

www.rnypt.com.au

RXR Realty LLC

625 RXR Plaza

Uniondale, NY 11556

United States

www.rxrrealty.com

Certain statements 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.