

24 February 2011

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

**RNY Property Trust (ASX:RNY) Reports Full-Year Results for
the Period Ended 31 December 2010**

Distributable Earnings of A\$7.4 million on Consolidated Net Loss of A\$(32.9) million;

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) reported a consolidated net loss after tax of A\$(32.9) million or A\$(0.0964) per unit for the 12 month period ended 31 December 2010. Adjusting for the impact from minority interests, certain non cash items and foreign exchange gain or loss, the Trust reported adjusted net profit after tax of A\$4.7 million, or A\$0.0178 per unit and distributable earnings of A\$7.4 million, or A\$0.0280 per unit.

Highlights & Summary Portfolio Performance

- Reported leasing activity of 460,732 square feet on 67 transactions (13.9% of the total square feet in the portfolio);
- Occupancy at period end of 80.8%, down from 82.2% at 30 June 2010 (88.4% at 31 December 2009);
 - Result of several major tenants vacating their space prior to expiration and substantial rollover during challenging leasing environment
 - Significant decrease in revenue year-over-year, with same property NOI decreasing 12.6%;
- Achieved a renewal rate of 72.5% for the year ended 31 December 2010;
- The Trust's share of the decrease in the valuation of the portfolio over the past 6 months is US\$(12.1) million, which results in a corresponding NTA of US\$0.33 per unit (A\$0.32 per unit):

Revaluation Summary:

Region	31-Dec	30 June	Change from 30 June		31 Dec	Change from 31 Dec	
	2010	2010	US\$	%	2009	US\$	%
Total Long Island	146,732	153,039	(6,308)	-4.1%	162,680	(15,948)	-9.8%
Total New Jersey	60,300	59,387	913	1.5%	60,143	158	0.3%
Total Westchester	77,925	85,048	(7,123)	-8.4%	84,197	(6,272)	-7.4%
Total Connecticut	65,250	64,784	466	0.7%	66,420	(1,170)	-1.8%
Total Portfolio	<u>350,207</u>	<u>362,258</u>	<u>(12,052)</u>	<u>-3.3%</u>	<u>373,439</u>	<u>(23,233)</u>	<u>-6.2%</u>

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

As a result of the above, the average per square foot value of the portfolio decreased to US\$141 with an average terminal cap rate of 8.13% used to value the portfolio.

As previously announced, the Trust has suspended distributions to unitholders in order to strengthen its capital position, increase liquidity, and reduce debt.

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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