

29 February 2012

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 2011**

Distributable Earnings of A\$1.48 million on Consolidated Net Loss of A\$12.6 million;

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) reported a consolidated net loss after tax of A\$12.6 million or A\$0.0477 per unit for the period ended 31 December 2011. 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⁽¹⁾ of A\$481,000, or A\$0.0018 per unit and distributable earnings of A\$1.48 million, or A\$0.0056 per unit.

Highlights & Summary Portfolio Performance

- Reported leasing activity of 249,243 square feet on 67 transactions (7.5% of the total square feet in the portfolio);
- Occupancy at period end of 80.5%, up from 80.3% at 30 June 2011 (80.8% at 31 December 2010);
- Year-over-year same property NOI decreased 5.7%;
- Achieved a renewal rate of 68.9% for the period ended 31 December 2011;
- The Trust's share of the decrease in the valuation of the portfolio over the past year is US\$6.9 million, which results in a corresponding NTA of US\$0.29 per unit (A\$0.28 per unit):

Revaluation Summary: (all amounts are in US\$000's)

Region	31 Dec	30 Jun	Change from 30 June 2011		31 Dec	Change from 31 Dec 2010	
	2011	2011	US\$	%	2010	US\$	%
Total Long Island	143,100	144,482	(1,382)	-1.0%	146,732	(3,632)	-2.5%
Total New Jersey	57,675	59,175	(1,500)	-2.5%	60,300	(2,625)	-4.4%
Total Westchester	82,875	80,700	2,175	2.7%	77,925	4,950	6.4%
Total Connecticut	59,700	68,250	(8,550)	-12.5%	65,250	(5,550)	-8.5%
Total Portfolio	<u>343,350</u>	<u>352,607</u>	<u>(9,257)</u>	<u>-2.6%</u>	<u>350,207</u>	<u>(6,857)</u>	<u>-2.0%</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\$138 with an average terminal cap rate of 8.24% 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.

Notes:

- (1) Adjusted Trust Net Profit after Tax (A-NPAT) is a non-IFRS figure that, in the opinion of the Board of Directors, provides a more appropriate representation of the operating performance of the underlying portfolio. For a detailed reconciliation between the consolidated net loss after tax and A-NPAT, please see slide 3 of the RNY Investor Presentation filed with the ASX on 29 February 2012 (such document may be viewed at www.rnypt.com.au or www.asx.com.au).

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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