

US Dollar Financial Information

RNY PROPERTY TRUST

Consolidated Balance Sheet (Unaudited)

As at 31 December 2013

	Consolidated US\$'000
Current assets	
Cash and cash equivalents	182
Trade and other receivables	14
Other current assets	29
Total current assets	225
Non-current assets	
Investments held in US LLC	
Share of US LLC's investment properties	316,125
Share of US LLC's liabilities	(214,079)
Share of US LLC's other net assets	27,111
Investment in US LLC	129,157
Total non-current assets	129,157
Total assets	129,382
Current liabilities	
Related party payables	3,736
Trade and other payables	666
Total current liabilities	4,402
Non current liabilities	
Preferred shares	125
Total non-current liabilities	125
Total liabilities	4,527
Net assets	124,855
Unitholders' Equity	
Units on issue	224,932
Reserves	(22,348)
Accumulated deficit	(77,729)
TOTAL EQUITY	124,855

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 year ended 31 December 2013

	Consolidated US\$'000
CONTINUING OPERATIONS	
Share of net profit of US LLC	
Rental income from investment properties	48,240
Property related expenses	(25,103)
Net rental income	23,137
Other income	1,456
Equity in earnings of real estate joint venture	234
Gain on debt restructure	4,701
Gain on property conveyance	2,540
Borrowing costs	(15,845)
Other expenses	(2,197)
Net income from US LLC before fair value adjustments	14,026
Loss from investment property revaluations	(1,038)
Total share of net income from US LLC	12,988
Interest income	3
Total revenue and other income	12,991
EXPENSES	
Administration expenses	260
Finance costs	228
Management fees	1,512
Other expenses	210
Total expenses	2,210
Profit from continuing operations before tax expense	10,781
Income tax	-
NET PROFIT FROM CONTINUING OPERATIONS AFTER TAX	10,781
Basic and diluted earnings per unit attributable to RNY unitholders (cents)	4.09

The above Income Statement 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 Distribution Statement (Unaudited)
For the year ended 31 December 2013

DISTRIBUTION STATEMENT	Consolidated US\$'000
Net profit for the year from continuing operations attributable to unitholders of RNY	10,781
<i>Adjusted for RNY's share of:</i>	
Loss from investment property revaluations	1,038
Straightlining of rental income	(690)
Gain on debt restructure	(4,701)
Gain on property conveyance	(2,540)
Mortgage cost amortisation	740
Leasing cost amortisation	1,826
INCOME AVAILABLE FOR DISTRIBUTION	6,454
Other amounts retained	(6,454)
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 year ended 31 December 2013

1. BASIS OF PREPARATION

The additional US dollar information has been extracted from the consolidated financial report of RNY Property Trust for the year ended 31 December 2013 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.