

10 February 2010

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

RNY Property Trust (ASX:RNY) Reports Property Valuations

RNY Australia Management Limited (RAML) as responsible entity of RNY Property Trust (the Trust) reduced the carrying value of the Trust's properties to approximately US\$373.4 million at 31 December 2009. This value reflects a decrease of approximately US\$37.4 million or 9.1% from its 30 June 2009 carrying value, and a decrease of US\$64.0 million or 14.6% from its 31 December 2008 carrying value.

The Trust engaged CB Richard Ellis ("CBRE") to perform appraisals of six of the Trust's properties, and to provide cap rate data for the Trust's other 18 operating properties. Management used the CBRE appraisals and cap rate data to arrive at valuations for its entire portfolio. The table below summarizes the reduction to fair value (all figures in chart below are in US\$000's):

Region	31 Dec	30 June	Change from 30 June		31 Dec	Change from 31 Dec	
	2009	2009	US\$	%	2008	US\$	%
Total Long Island	162,679	183,696	(21,017)	-11.4%	193,304	(30,625)	-15.8%
Total New Jersey	60,143	63,181	(3,039)	-4.8%	67,979	(7,837)	-11.5%
Total Westchester	84,197	87,327	(3,130)	-3.6%	92,875	(8,678)	-9.3%
Total Connecticut	66,420	76,658	(10,238)	-13.4%	83,242	(16,822)	-20.2%
Total Portfolio	<u>373,439</u>	<u>410,862</u>	<u>(37,423)</u>	<u>-9.1%</u>	<u>437,400</u>	<u>(63,961)</u>	<u>-14.6%</u>

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

As a result of the above, the weighted average per square foot value of the portfolio at 31 December 2009 decreased to US\$150 and the average cap rate increased to 8.24%.

All of the information provided above is unaudited.

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 in the Tri-State area.

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.

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