

# RNY Property Trust



**For the Period Ended 30 June 2013  
Supplemental Operating and Financial Data**

**9 August 2013**

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**Level 56, MLC Centre | 19 Martin Place | Sydney NSW 2000 | Australia**  
**Phone: 02 9293 2911 Fax: 02 9293 2912**  
**[www.rnypt.com.au](http://www.rnypt.com.au)**

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*Certain statements herein relate to the Trust's future performance ("forward looking statements"). Although RNY Australia Management Limited 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.*

## Corporate Information

### Corporate Profile

RNY Property Trust (the “Trust” or “RNY”) (ASX: RNY) is the first Australian listed property trust with the primary strategy of investing in well-located office properties within the New York Tri-State area of the United States. The listing of the Trust followed the successful Initial Public Offer (IPO) in September 2005 which raised A\$263.4 million. The fully paid issue price was A\$1.00 per unit, payable in two installments: an initial payment of A\$0.65 per unit and a final installment of A\$0.35 per unit, which was paid in October 2006.

Proceeds from the IPO were used to acquire a 75 per cent indirect interest in a portfolio of 25 suburban office properties, from Reckson Associates Realty Corp. (“Reckson”), for approximately US\$422 million (approximately A\$550 million). Reckson retained a 25 per cent indirect interest in these properties. On 25 January 2007, Reckson was merged into SL Green Realty Corp., at which time an affiliate of RXR Realty LLC (“RXR”) acquired Reckson’s interest in the portfolio.

RXR is a private enterprise founded by former members of Reckson management. RXR is a vertically integrated private real estate company with expertise in investment management, property management, development, design, construction, leasing, financing and asset management. RXR is one of the largest owners, managers, and developers in the New York Tri-State Area with interests in approximately \$7.6 billion in assets, comprised of 108 operating properties containing approximately 22.0 million square feet.

The RNY properties were acquired in three separate tranches. The first tranche, consisting of 17 properties, was completed in September of 2005. Three additional properties were acquired in the second tranche, completed in January of 2006. On 23 June 2006, one of the properties acquired in the first tranche was sold. The final five properties were acquired in October 2006, in conjunction with the final installment on the Units.

On 26 June 2007, RNY acquired a 121,000 square foot building located at 1155 Railroad Avenue, Bridgeport, Connecticut for US\$3.4 million. The property was sold to a user in August 2012 for a gross sales price of US\$1.5 million, with RNY providing purchase money financing (the “PM Note”) of US\$1.125 million. Monthly payments of principal and interest are due on the PM Note, which is secured by the building and which matures on 1 September 2016.

RNY is managed by RNY Australia Management Limited (“RAML”), an Australian licensed responsible entity which is an affiliate of RXR. 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.

**Corporate Headquarters**

19 Martin Place  
MLC Centre  
Level 56  
Sydney, NSW 2000, Australia  
Telephone: 02 9293 2910  
Fax: 02 9293 2912  
Website: [www.rnypt.com.au](http://www.rnypt.com.au)

**RXR Realty Headquarters**

625 RXR Plaza  
Uniondale, NY 11556  
Telephone: 516-506-6000  
Fax: 516-506-6800  
Website: [www.rxrrealty.com](http://www.rxrrealty.com)

**Executive Officers**

Scott Rechler	Chairman and Chief Executive Officer
Michael Maturo	President and Chief Financial Officer
Jason Barnett	Senior Executive Vice President and General Counsel

**Fund Manager/Investor Relations**

Francis Sheehan (Sydney)	Michael McMahon (New York)
Telephone: 02 9293 2910	Telephone: 516-506-6723
Fax: 02 9293 2912	Fax: 516-506-6811
e-mail: <a href="mailto:fsheehan@rxrrealty.com">fsheehan@rxrrealty.com</a>	e-mail: <a href="mailto:mmcmahon@rxrrealty.com">mmcmahon@rxrrealty.com</a>

**Reporting Schedule**

Half Year Results	Early August
Full Year Results	Late February

**Debt Summary at 30 June 2013***(US Dollars in thousands)***Debt Maturity Schedule**

Mortgages	
Year	Due at Maturity
2010	\$51,533 <sup>(1)</sup>
2011	
2012	
2013	
2014	
2015	
2016	72,000
2017	198,358
Total Debt	\$321,891

**Mortgage Detail**

Property	Outstanding	Interest Rate	Maturity Date	Amortization Term (Years)
520 Broadhollow Road, Melville, NY <sup>(1)</sup>	\$11,869	5.20%	October, 2010	interest only
1660 Walt Whitman Road, Melville, NY <sup>(1)</sup>	11,386	5.20%	October, 2010	interest only
50 Marcus Drive, Melville, NY <sup>(1)</sup>	28,278	5.20%	October, 2010	interest only
200 Broadhollow Road, Melville, NY	7,710	5.32%	January, 2016	interest only
55 Charles Lindbergh Blvd., Uniondale, NY	13,260	5.32%	January, 2016	interest only
10 Rooney Circle, West Orange, NJ	7,500	5.32%	January, 2016	interest only
555 White Plains Road, Tarrytown, NY	10,520	5.32%	January, 2016	interest only
560 White Plains Road, Tarrytown, NY	10,030	5.32%	January, 2016	interest only
6800 Jericho Turnpike, Syosset, NY	15,550	5.32%	January, 2016	interest only
6900 Jericho Turnpike, Syosset, NY	7,430	5.32%	January, 2016	interest only
300 Executive Drive, West Orange, NJ	7,623	6.13%	January, 2017	25
505 White Plains Road, Tarrytown, NY	784	6.13%	January, 2017	25
580 White Plains Road, Tarrytown, NY	8,003	6.13%	January, 2017	25
300 Motor Parkway, Hauppauge, NY	2,892	6.13%	January, 2017	25
710 Bridgeport Avenue, Shelton, CT	22,005	6.13%	January, 2017	25
35 Pinelawn Road, Melville, NY	9,452	5.28%	May, 2017	30
150 Motor Parkway, Hauppauge, NY	16,195	5.28%	May, 2017	30
660 White Plains Road, Tarrytown, NY	19,535	5.28%	May, 2017	30
100 Executive Drive, West Orange, NJ	5,860	5.28%	May, 2017	30
100 Grasslands Road, Elmsford, NY	5,860	5.28%	May, 2017	30
80 Grasslands Road, Elmsford, NY	8,948	5.28%	May, 2017	30
200 Executive Drive, West Orange, NJ	6,175	5.28%	May, 2017	30
492 River Road, Nutley, NJ	23,820	5.28%	May, 2017	30
225 Highridge Road, Stamford, CT	25,206	5.28%	May, 2017	30
35 Pinelawn Road, Melville, NY	2,811	13.00%	May, 2017	interest only
150 Motor Parkway, Hauppauge, NY	4,816	13.00%	May, 2017	interest only
660 White Plains Road, Tarrytown, NY	5,809	13.00%	May, 2017	interest only
100 Executive Drive, West Orange, NJ	1,743	13.00%	May, 2017	interest only
100 Grasslands Road, Elmsford, NY	1,743	13.00%	May, 2017	interest only
80 Grasslands Road, Elmsford, NY	2,661	13.00%	May, 2017	interest only
200 Executive Drive, West Orange, NJ	1,837	13.00%	May, 2017	interest only
492 River Road, Nutley, NJ	7,084	13.00%	May, 2017	interest only
225 Highridge Road, Stamford, CT	7,496	13.00%	May, 2017	interest only
Total/Weighted Average <sup>(2)</sup>	\$321,891	6.25%	2.9 years	

(1) On 03 July 2013, the Company completed a restructuring of this debt (see RNY's half year report for additional details).

(2) Weighted average maturity date is based on non-matured debt only

## Same Property Performance

For the 6 month period ended 30 June 2013 vs. 30 June 2012  
(In thousands)

### Regional Breakdown

	Cash Revenue <sup>(1)</sup>			
	1H 13	1H 12	\$ Change	% Change
Connecticut	\$5,662	\$5,504	\$158	2.9%
Long Island	13,960	14,159	(199)	(1.4%)
New Jersey	5,120	5,302	(182)	(3.4%)
Westchester	8,728	9,244	(517) <sup>(2)</sup>	(5.6%)
Total	\$33,470	\$34,210	(\$740)	(2.2%)

	Cash Operating Expenses <sup>(3)</sup>			
	1H 13	1H 12	\$ Change	% Change
Connecticut	\$1,552	\$1,491	\$60	4.0%
Long Island	3,476	3,401	75	2.2%
New Jersey	1,251	1,231	20	1.7%
Westchester	2,900	3,034	(134)	(4.4%)
Total	\$9,178	\$9,157	\$22	0.2%

	Real Estate Taxes			
	1H 13	1H 12	\$ Change	% Change
Connecticut	\$757	\$789	(\$32)	(4.1%)
Long Island	2,884	2,844	40	1.4%
New Jersey	1,177	1,146	31	2.7%
Westchester	1,729	2,113	(384) <sup>(4)</sup>	(18.2%)
Total	\$6,546	\$6,892	(\$346)	(5.0%)

	Cash NOI			
	1H 13	1H 12	\$ Change	% Change
Connecticut	\$3,354	\$3,224	\$130	4.0%
Long Island	7,600	7,914	(314)	(4.0%)
New Jersey	2,692	2,925	(233)	(8.0%)
Westchester	4,099	4,098	2	0.0%
Total	\$17,745	\$18,161	(\$416)	(2.3%)

(1) Includes contract rent, recovery income, and reserves. Excludes lease termination fees and other operating receipts.

(2) 1H 2013 revenue adversely impacted by free rent totaling \$528K on Oracle's renewal at 560 White Plains Road, the expansion of Key Bank and a new lease with Prestige Brands at 660 White Plains Road.

(3) Excludes management fees, marketing expense, and property level G&A.

(4) Primarily attributed to a successful tax cert proceedings at 660 White Plains Road.

## Occupancy Analysis

As of 30 June 2013

	# of Bldgs	Rentable Square Feet <sup>(1)</sup>	Occupancy As of 30/06/13	Occupancy As of 31/12/12	Occupancy As of 30/06/12	Rentable Sq. Ft. as a % of Portfolio	NOI as a % of Portfolio <sup>(2)</sup>
<b>Long Island</b>							
<b>Eastern Nassau</b>							
6800 Jericho Turnpike		209,400	84.8%	89.5%	92.8%	6.3%	6.6%
6900 Jericho Turnpike		95,343	86.6%	95.4%	95.4%	2.9%	3.4%
<b>Total Eastern Nassau</b>	<b>2</b>	<b>304,743</b>	<b>85.4%</b>	<b>91.4%</b>	<b>93.6%</b>	<b>9.2%</b>	<b>10.0%</b>
<b>Central Nassau</b>							
55 Charles Lindbergh Boulevard		214,581	100.0%	100.0%	100.0%	6.5%	7.8%
<b>Total Central Nassau</b>	<b>1</b>	<b>214,581</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>6.5%</b>	<b>7.8%</b>
<b>Central Suffolk</b>							
150 Vanderbilt Motor Parkway		184,155	74.9%	74.9%	72.3%	5.6%	6.7%
300 Vanderbilt Motor Parkway		59,383	79.0%	79.0%	79.0%	1.8%	1.2%
<b>Total Central Suffolk</b>	<b>2</b>	<b>243,538</b>	<b>75.9%</b>	<b>75.9%</b>	<b>73.9%</b>	<b>7.3%</b>	<b>7.9%</b>
<b>Western Suffolk</b>							
35 Pinelawn Road		110,756	69.1%	74.3%	82.9%	3.3%	2.5%
520 Broadhollow Road		88,631	22.6%	22.6%	22.6%	2.7%	(0.1%)
1660 Walt Whitman Road		78,379	35.5%	46.6%	46.6%	2.4%	0.7%
50 Marcus Drive		163,762	100.0%	100.0%	100.0%	4.9%	12.3%
200 Broadhollow Road		68,616	84.3%	84.3%	81.6%	2.1%	2.3%
<b>Total Western Suffolk</b>	<b>5</b>	<b>510,144</b>	<b>67.8%</b>	<b>70.6%</b>	<b>72.2%</b>	<b>15.4%</b>	<b>17.6%</b>
<b>Total Long Island</b>	<b>10</b>	<b>1,273,006</b>	<b>79.0%</b>	<b>81.6%</b>	<b>82.3%</b>	<b>38.4%</b>	<b>43.4%</b>
<b>New Jersey</b>							
<b>Rt. 23/GSP Corridor</b>							
492 River Road		130,009	100.0%	100.0%	100.0%	3.9%	8.2%
<b>Total Rt. 23/GSP Corridor</b>	<b>1</b>	<b>130,009</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3.9%</b>	<b>8.2%</b>
<b>Rt. 280 Corridor</b>							
100 Executive Drive		93,011	72.7%	52.7%	68.1%	2.8%	1.5%
200 Executive Drive		106,327	52.4%	56.8%	56.8%	3.2%	1.4%
300 Executive Drive		125,440	73.3%	75.9%	75.9%	3.8%	3.0%
10 Rooney Circle		70,873	41.4%	41.4%	41.4%	2.1%	1.2%
<b>Total Rt. 280 Corridor</b>	<b>4</b>	<b>395,651</b>	<b>61.8%</b>	<b>59.1%</b>	<b>62.8%</b>	<b>11.9%</b>	<b>7.1%</b>
<b>Total New Jersey</b>	<b>5</b>	<b>525,660</b>	<b>71.3%</b>	<b>69.2%</b>	<b>72.0%</b>	<b>15.9%</b>	<b>15.3%</b>
<b>Westchester</b>							
<b>Tarrytown</b>							
505 White Plains Road		26,610	70.8%	51.9%	66.7%	0.8%	0.2%
555 White Plains Road		125,497	100.0%	75.5%	75.5%	3.8%	3.9%
560 White Plains Road		126,144	69.7%	76.8%	85.1%	3.8%	2.0%
580 White Plains Road		171,369	82.1%	83.6%	83.6%	5.2%	4.3%
660 White Plains Road		254,268	92.7%	94.8%	92.6%	7.7%	6.2%
<b>Total Tarrytown</b>	<b>5</b>	<b>703,888</b>	<b>86.5%</b>	<b>83.8%</b>	<b>85.0%</b>	<b>21.2%</b>	<b>16.6%</b>
<b>Elmsford</b>							
80 Grasslands Road		86,999	100.0%	100.0%	100.0%	2.6%	4.1%
100 Grasslands Road		47,720	100.0%	100.0%	100.0%	1.4%	2.6%
<b>Total Standalone</b>	<b>2</b>	<b>134,719</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>4.1%</b>	<b>6.7%</b>
<b>Total Westchester</b>	<b>7</b>	<b>838,607</b>	<b>88.6%</b>	<b>86.4%</b>	<b>87.4%</b>	<b>25.3%</b>	<b>23.3%</b>
<b>Connecticut <sup>(3)</sup></b>							
<b>Stamford</b>							
225 Highridge Road		223,940	85.0%	85.0%	79.0%	6.8%	10.4%
710 Bridgeport Avenue		452,414	75.4%	75.4%	75.4%	13.7%	7.6%
<b>Total Connecticut</b>	<b>2</b>	<b>676,354</b>	<b>78.6%</b>	<b>78.6%</b>	<b>76.6%</b>	<b>20.4%</b>	<b>18.0%</b>
<b>TOTAL PORTFOLIO</b>	<b>24</b>	<b>3,313,627</b>	<b>80.1%</b>	<b>80.2%</b>	<b>80.8%</b>	<b>100.0%</b>	<b>100.0%</b>

(1) Rentable square feet excludes amenity and storage space.

(2) NOI as a % of Portfolio represents the time period from 1 July 2012 through 30 June 2013.

(3) Excludes 1155 Railroad Avenue in Bridgeport, Connecticut as the property was sold in August 2012.

## Lease Activity

For the 6 Months Ending 30 June 2013

	Period Expirations				Leasing Activity											
	Short Term Leases/ Holdovers				Renewal at Expiration				Early Renewal				Expansions		Total Portfolio	
	Non-Renewals		New Leases		Renewal at Expiration		Early Renewal		Expansions		Total Portfolio					
#	SF	#	SF	#	SF	#	SF	#	SF	#	SF	#	SF			
Office Properties																
Long Island	5	21,934	2	2,708	4	7,410	14	147,179	-	-	-	-	18	154,589		
New Jersey	1	1,000	1	1,660	-	-	2	2,110	1	5,717	2	14,023	5	21,850		
Connecticut	-	-	-	-	-	-	1	16,320	-	-	-	-	1	16,320		
Westchester	8	31,567	2	15,831	7	41,844	9	34,146	1	1,422	3	11,544	20	88,956		
Total NYPT Portfolio	14	54,501	5	20,199	11	49,254	26	199,755	2	7,139	5	25,567	44	281,715		

## OUTSTANDING SHORT TERM LEASES / HOLDOVERS

	#	SF
Long Island Office	2	2,708
New Jersey Office	1	1,660
Westchester Office	2	15,831
<b>Total Office</b>	<b>5</b>	<b>20,199</b>

## EARLY TERMINATIONS FOR CURRENT PERIOD

	#	Terminated SF	Released SF	Vacant SF
Long Island Office	1	3,847	0	3,847
Westchester Office	1	1,262	0	1,262
<b>Total Office</b>	<b>2</b>	<b>5,109</b>	<b>0</b>	<b>5,109</b>

## Definitions:

**Early Termination:** When a tenant vacates their space before contract lease end date. If tenant terminates part of their space, only the portion that has terminated is reflected.

**Short Term Leases/Holdover:** Any lease agreement less than 12 months.

**Renewal:** When an existing tenant renews space for 12 months or Longer.

**Early Renewal:** When an existing tenant renews their space 12 months prior to expiration and is renewing for 12 months or longer.

**Expansion:** When an existing tenant takes additional space, renews and takes additional space and early renews and takes additional space. Only the additional space is reflected.

**Relocations:** When a tenant "early terminates" to move to another space/building.

If the tenant relocates for less space and extends term for 12 months or longer, the amount of contraction is reflected in Early Terminations and the renewal space is reflected in Renewal.

If the tenant relocates for additional space, whether or not term length is extended, the additional space only is reflected in Expansion.



## Leasing Statistics

For the 6 months ended 30 June 2013

### Executed Leases <sup>(1)</sup>

	# of Transactions	Total Sq. Ft.	Average Base Rent	Average Term (Years)
<i>Office Properties</i>				
Long Island	18	154,589	\$26.01	3.0
Westchester	20	88,956	\$22.65	5.3
New Jersey	5	21,850	\$20.19	6.7
Total/Weighted Average	43	265,395	\$24.40	4.1
<i>Flex Properties</i>				
Connecticut	1	16,320	\$6.63	1.0
Total/Weighted Average	1	16,320	\$6.63	1.0
<b>Total/Weighted Average</b>	<b>44</b>	<b>281,715</b>	<b>\$23.37</b>	<b>3.9</b>

### Same Space Statistics <sup>(2)</sup>

	Total Sq. Ft.	Average Rent			Base Rent		
		Expiring Rent	New Rent <sup>(3)</sup>	% Change	Expiring Rent <sup>(4)</sup>	New Rent <sup>(3)(4)</sup>	% Change
<i>Long Island</i>							
New	2,881	\$19.83	\$21.19	6.9%	\$21.29	\$22.32	4.8%
Renewal	145,891	\$25.20	\$25.74	2.1%	\$26.48	\$25.43	(4.0%)
Total/Weighted Average	148,772	\$25.10	\$25.65	2.2%	\$26.38	\$25.37	(3.8%)
<i>Westchester</i>							
New	19,936	\$22.74	\$23.06	1.4%	\$22.92	\$23.10	0.8%
Renewal	35,568	\$22.75	\$21.51	(5.5%)	\$23.05	\$21.76	(5.6%)
Total/Weighted Average	55,504	\$22.75	\$22.07	(3.0%)	\$23.00	\$22.24	(3.3%)
<i>New Jersey</i>							
New	13,023	\$22.78	\$18.92	(16.9%)	\$23.51	\$18.38	(21.8%)
Renewal	2,110	\$21.41	\$22.39	4.6%	\$22.39	\$22.39	0.0%
Total/Weighted Average	15,133	\$22.59	\$19.40	(14.1%)	\$23.35	\$18.94	(18.9%)
<b>Total/Weighted Average</b>	<b>219,409</b>	<b>\$24.33</b>	<b>\$24.31</b>	<b>(0.1%)</b>	<b>\$25.32</b>	<b>\$24.13</b>	<b>(4.7%)</b>

### Tenant Retention <sup>(5)</sup>

	Leases Expiring	Sq. Ft Expiring	Sq. Ft Renewing	Renewal Percentage
<i>Long Island</i>	19	169,113	147,179	87.0%
<i>Connecticut</i>	1	16,320	16,320	100.0%
<i>Westchester</i>	18	67,135	35,568	53.0%
<i>New Jersey</i>	4	8,827	7,827	88.7%
<b>Total/Weighted Average</b>	<b>42</b>	<b>261,395</b>	<b>206,894</b>	<b>79.1%</b>

(1) Includes new and renewed leases during the period.

(2) Includes Net/Flex leases

(3) Represents either renewed or released space.

(4) Excludes escalations.

(5) Includes early renewals and excludes early terminations.

**Lease Expiration Schedule - Adjusted for Preleased Space**  
**As of 1 July 2013**

**Total Portfolio**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft
2013	20	250,352	7.6%	7.6%
2014	57	456,685	13.8%	21.4%
2015	50	363,533	11.0%	32.4%
2016	43	354,756	10.7%	43.1%
2017	36	202,523	6.1%	49.2%
2018 and thereafter	69	1,019,744	30.8%	80.0%
Total/Weighted Average	275	2,647,593	80.0%	
Total Portfolio Square Feet		3,315,012		

**Office Portfolio**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Office Sq Ft	Cumulative % of Total Portfolio Sq Ft
2013	20	250,352	8.9%	8.9%
2014	53	321,937	11.4%	20.3%
2015	50	363,533	12.9%	33.2%
2016	43	354,756	12.6%	45.8%
2017	36	202,523	7.2%	53.0%
2018 and thereafter	67	765,871	27.2%	80.2%
Total/Weighted Average	269	2,258,972	80.2%	
Total Office Portfolio Square Feet		2,814,878		

**Flex Portfolio**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Flex Sq Ft	Cumulative % of Total Portfolio Sq Ft
2013	0	0	0.0%	0.0%
2014	4	134,748	26.9%	26.9%
2015	0	0	0.0%	26.9%
2016	0	0	0.0%	26.9%
2017	0	0	0.0%	26.9%
2018 and thereafter	2	253,873	50.8%	77.7%
Total/Weighted Average	6	388,621	77.7%	
Total Flex Portfolio Square Feet		500,134		

**Lease Expiration Schedule - Adjusted for Preleased Space**  
**As of 1 July 2013**

**Long Island Office**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent <sup>(1)</sup>	Current Cash Rent <sup>(2)</sup>
2013	10	198,523	15.6%	15.6%	\$29.46	\$31.93
2014	18	62,856	4.9%	20.5%	\$26.92	\$29.16
2015	27	231,216	18.2%	38.7%	\$24.80	\$26.24
2016	13	96,633	7.6%	46.3%	\$22.86	\$24.52
2017	19	100,353	7.9%	54.2%	\$24.93	\$25.76
2018 and thereafter	36	316,005	24.8%	79.0%	\$20.90	\$19.95
<hr/>						
Total/Weighted Average	123	1,005,586	79.0%			
<hr/>						
Total Long Island Office Square Feet		1,273,006				

**Westchester Office**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent <sup>(1)</sup>	Current Cash Rent <sup>(2)</sup>
2013	5	9,675	1.2%	1.2%	\$26.48	\$27.08
2014	27	205,877	26.0%	27.2%	\$25.26	\$25.84
2015	13	26,657	3.4%	30.6%	\$22.05	\$22.47
2016	22	117,352	14.8%	45.4%	\$21.02	\$22.61
2017	13	68,309	8.6%	54.0%	\$23.00	\$23.28
2018 and thereafter	23	260,474	32.9%	86.9%	\$22.23	\$21.71
<hr/>						
Total/Weighted Average	103	688,344	86.9%			
<hr/>						
Total Westchester Office Square Feet		790,887				

**Connecticut Office**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent <sup>(1)(3)</sup>	Current Cash Rent <sup>(2)(3)</sup>
2013	1	2,008	0.9%	0.9%	\$36.39	\$36.39
2014	2	11,766	5.3%	6.2%	\$27.70	\$31.43
2015	2	29,453	13.2%	19.4%	\$32.55	\$32.88
2016	4	119,989	53.6%	73.0%	\$30.06	\$32.80
2017	1	8,446	3.8%	76.8%	\$29.99	\$29.00
2018 and thereafter	2	18,756	8.4%	85.2%	\$35.96	\$35.20
<hr/>						
Total/Weighted Average	12	190,418	85.2%			
<hr/>						
Total Connecticut Office Square Feet		223,940				

Note: Tenants that have expired on 30 June 2013 are not included. (7,304 SF in Westchester).

(1) Represents annualized average rent including current tax recoveries.

(2) Represents annualized current base rent including current tax recoveries.

(3) Represents annualized average and current base rent including operating recoveries.

**Lease Expiration Schedule - Adjusted for Preleased Space**  
**As of 1 July 2013**

**New Jersey Office**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent <sup>(1)</sup>	Current Cash Rent <sup>(2)</sup>
2013	4	40,146	7.6%	7.6%	\$30.07	\$33.20
2014	6	41,438	7.9%	15.5%	\$26.41	\$27.52
2015	8	76,207	14.5%	30.0%	\$23.21	\$23.37
2016	4	20,782	4.0%	34.0%	\$19.89	\$20.95
2017	3	25,415	4.8%	38.8%	\$19.60	\$20.69
2018 and thereafter	6	170,636	32.5%	71.3%	\$27.03	\$25.95
<hr/>						
Total/Weighted Average	31	374,624	71.3%			
<hr/>						
Total New Jersey Office Square Feet		525,660				

**Flex Properties**

Year of Expiration	Number of Leases Expiring	Square Feet Expiring	% of Total Portfolio Sq Ft	Cumulative % of Total Portfolio Sq Ft	Average Rent <sup>(1)</sup>	Current Cash Rent <sup>(2)</sup>
2013	0	-	0.0%	0.0%	-	-
2014	4	134,748	26.9%	26.9%	\$9.93	\$10.79
2015	0	-	0.0%	26.9%	-	-
2016	0	-	0.0%	26.9%	-	-
2017	0	-	0.0%	26.9%	-	-
2018 and thereafter	2	253,873	50.8%	77.7%	\$12.65	\$11.87
<hr/>						
Total/Weighted Average	6	388,621	77.7%			
<hr/>						
Total Flex Square Feet		500,134				

Note: Tenants that have expired on 30 June 2013 are not included.

(1) Represents annualized average rent including current tax recoveries.

(2) Represents annualized current base rent including current tax recoveries.

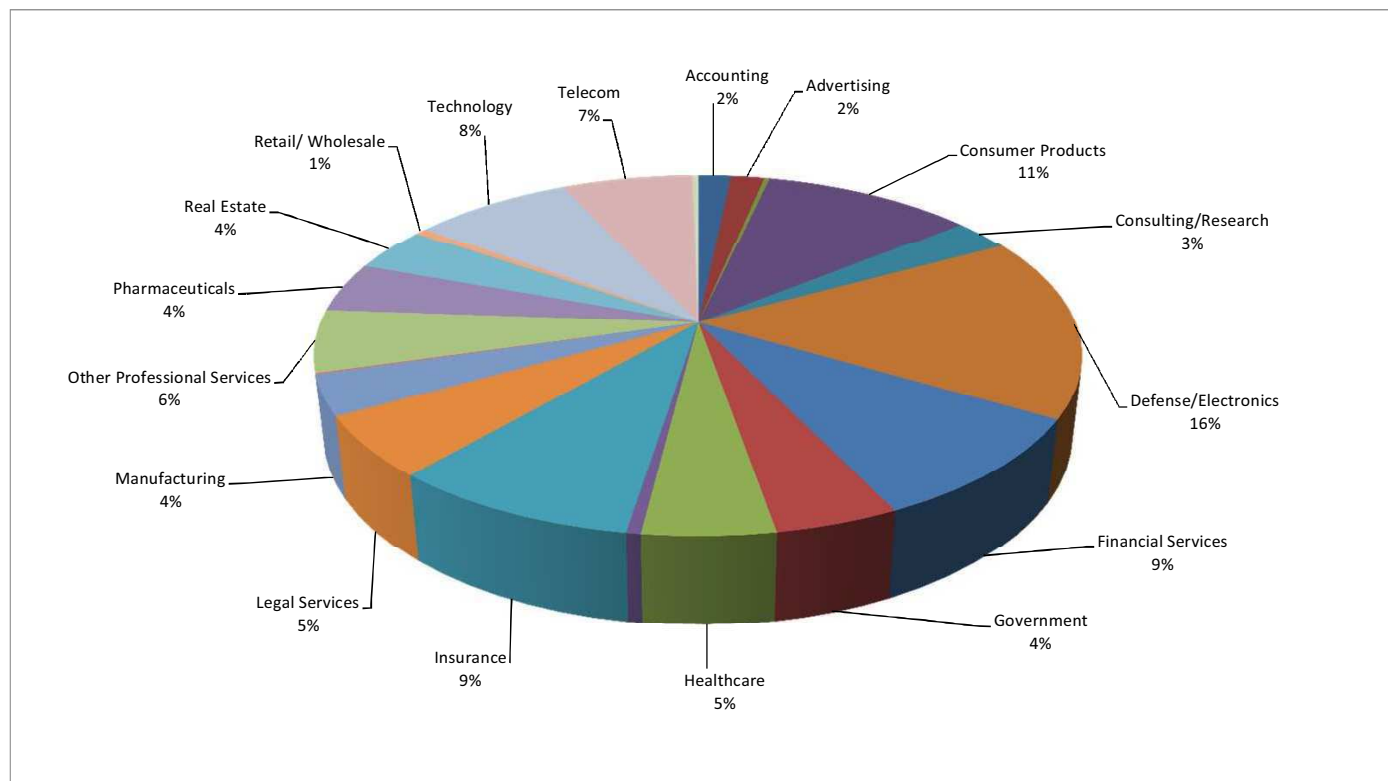
## Top 25 Tenants <sup>(1)</sup>

(Based on Base Rental Revenue)

Tenant Name	Wtd. Avg. Term Remaining (Years)	Total Square Feet	Base Rental Revenue
Arrow Electronics Inc.	0.5	163,762	9.5%
Lockheed Martin Corp. <sup>(2)</sup>	0.2	123,554	5.8%
Radianz US	7.9	130,009	5.2%
Perkin Elmer Inc.	6.7	262,024	4.9%
Bayer Healthcare LLC	1.1	94,717	4.4%
Amscan Inc	1.5	99,735	4.3%
Synapse Group Inc	3.3	77,640	3.4%
HQ Global Workplaces	4.8	44,871	2.1%
DHS FAMS-FAA WJ Hughes	0.4	29,372	1.9%
Lincoln Educational Svcs. Corp	2.5	45,408	1.9%
Prestige Brands Inc.	4.8	42,616	1.7%
Liberty Mutual	2.9	38,987	1.6%
Ampacet Corporation	7.8	36,474	1.5%
AC Nielsen	1.7	34,276	1.5%
Bank of America	2.7	34,423	1.5%
Assured Partners Capital	0.9	31,390	1.5%
North Shore Reg. Health System	7.3	27,087	1.2%
Frequency Electronics Inc.	5.6	91,027	1.1%
Petroleum Heat & Power	2.6	20,014	1.1%
Philip Morris Mgmt. Co.	2.2	28,001	1.0%
Xerox Corp.	3.0	23,920	1.0%
Guardian Life Insurance Co.,	7.4	21,539	0.9%
D.L.C. Management Corp	4.2	18,747	0.9%
Ingerman Smith LLP	4.2	12,801	0.8%
Hoffman & Baron	2.8	17,298	0.8%

## Tenant Diversification <sup>(1)</sup>

### Total Portfolio



(1) Ranked by 100% of annualized base rental revenue. Based on monthly rent in place as of 1 July 2013.

(2) Lockheed Martin renewed 103,500 SF for period of 2 years effective 1 October 2013.

## Capital Expenditures

As of 30 June 2013

CAPITAL EXPENDITURES	2009 Total	2010 Total	2011 Total	2012 Total	1st Half 2013
<b>Recurring - Non Incremental</b>					
Amenities (Health Club, Café, etc.)	\$2,393	\$655	\$0	\$0	\$0
Bathrooms	130,474	147,341 <sup>(4)</sup>	3,728	3,462	6,330
Corridors	72,783	54,324	14,762	0	4,420
Elevators	0	17,916	1,336	74,420	0
Exterior Renovation	818,422 <sup>(1)</sup>	152,241 <sup>(5)</sup>	29,342	339,937 <sup>(12)</sup>	26,465
Lobby	156,437	9,553	0	126	0
Mechanical, Electrical & Plumbing	981,071 <sup>(2)</sup>	1,277,688 <sup>(6)</sup>	615,226 <sup>(9)</sup>	953,535 <sup>(13)</sup>	105,594 <sup>(16)</sup>
Other	0	16,130	0	0	0
Parking Lots	2,888	253,160 <sup>(7)</sup>	342,620 <sup>(10)</sup>	131,734 <sup>(14)</sup>	0
Roofs	1,037,026 <sup>(3)</sup>	219,341 <sup>(8)</sup>	471,987 <sup>(11)</sup>	512,118 <sup>(15)</sup>	3,998
Security	0	0	0	15,649	0
<b>Total Recurring - Non Incremental</b>	<b>\$3,201,494</b>	<b>\$2,148,349</b>	<b>\$1,479,001</b>	<b>\$2,030,981</b>	<b>\$146,807</b>
Amount Per Square Foot					
Connecticut	\$1.34	\$0.95	\$0.45	\$0.14	\$0.00
Long Island	\$0.51	\$0.31	\$0.63	\$0.50	\$0.05
New Jersey	\$0.97	\$0.42	\$0.00	\$0.68	\$0.12
Westchester	\$1.36	\$1.06	\$0.45	\$1.13	\$0.02
Weighted Average	<b>\$0.97</b>	<b>\$0.65</b>	<b>\$0.45</b>	<b>\$0.61</b>	<b>\$0.04</b>

(1) Primarily related to work done at 710 Bridgeport Avenue pursuant to Perkin Elmer Inc's lease renewal.

(2) Primarily related to HVAC rooftop replacements at 150 Motor Parkway and a new cooling tower at 505 White Plains Road.

(3) Primarily related to roof replacement at 100 Executive Drive, 300 Executive Drive, 580 White Plains Road.

(4) Primarily related to third floor common area bathroom refurbishment pursuant to 3rd Amendment of Ampacet's lease at 660 White Plains Road.

(5) Primarily related to main entrance wall drainage repair at 10 Rooney Circle.

(6) Primarily related to hot water heater replacement at 225 High Ridge Road, chiller restoration at 560 White Plains Road, HVAC rooftop units at 6800 Jericho Turnpike and 300 Executive Drive and boiler replacement at 710 Bridgeport.

(7) Primarily related to replacement of structural beams and upper deck of the parking garage at 560 White Plains Road.

(8) Primarily related to the roof replacement at 6800 Jericho Turnpike.

(9) Primarily related to HVAC rooftop units at 6900 Jericho Turnpike, work at 580 White Plains Road pursuant to 580 Center Management's new lease, BMS control system at 200 Broadhollow Road and chiller replacement at 580 White Plains Road.

(10) Primarily related to repaving the parking lot at 710 Bridgeport Avenue pursuant to terms specified in lease agreement.

(11) Primarily related to the roof replacement at 6800 Jericho Turnpike, roof replacement at 710 Bridgeport Ave and work done at 6900 Jericho Turnpike related to the HVAC rooftop units.

(12) Primarily related to caulking at 660 White Plains Road, EIFS replacement at 80 Grasslands Road pursuant to lease with Liberty Mutual and window replacement at 300 Motor Parkway pursuant to renewal and expansion of the State of New York.

(13) Primarily related to chiller plant replacement at 560 White Plains Road, new chiller at 6900 Jericho Tpke, and the replacement of two 20 ton roof top units at 200 Executive Drive.

(14) Primarily related to parking lot repair for 150 Motor Parkway and 35 Pinelawn Road.

(15) Primarily related to the roof replacement at 35 Pinelawn Road, 200 Executive Drive and section 1 of 4 at 710 Bridgeport Avenue.

(16) Primarily related to lighting related to Partnership for Children relocation to 100 Executive Drive and heat exchangers at 300 Motor Parkway.

## Tenanting Costs

The following table summarizes the expenditures incurred for tenant improvements and leasing commissions for space leased during 2010, 2011, 2012 and for the six month period ended 30 June 2013.

### Tenant Improvements and Leasing Commissions <sup>(1)</sup>

	2010	2011	2012	2013	New	Renewal
Connecticut Office						
Tenant Improvements	\$566,021	\$50,388	\$335,937	\$0	\$0	\$0
Per Square Foot Improved	\$15.36	\$5.56	\$14.35	\$0.00	\$0.00	\$0.00
Leasing Commissions	\$259,207	\$58,116	\$174,236	\$0	\$0	\$0
Per Square Foot Leased	\$7.04	\$6.41	\$7.44	\$0.00	\$0.00	\$0.00
Total Per Square Foot	\$22.40	\$11.97	\$21.79	\$0.00	\$0.00	\$0.00
Long Island Office						
Tenant Improvements	\$2,800,265	\$1,473,202	\$1,634,532	\$1,017,080	\$52,614	\$964,466
Per Square Foot Improved	\$10.09	\$11.49	\$8.90	\$6.58	\$8.58	\$6.50
Leasing Commissions	\$1,884,217	\$718,483	\$759,869	\$761,678	\$35,187	\$726,491
Per Square Foot Leased	\$6.79	\$5.11	\$4.14	\$4.93	\$5.74	\$4.89
Total Per Square Foot	\$16.88	\$16.60	\$13.04	\$11.51	\$14.32	\$11.39
New Jersey Office						
Tenant Improvements	\$1,208,514	\$532,353	\$138,046	\$506,482	\$506,482	\$0
Per Square Foot Improved	\$26.03	\$17.02	\$17.59	\$23.18	\$25.66	\$0.00
Leasing Commissions	\$363,478	\$229,662	\$69,693	\$199,413	\$194,619	\$4,794
Per Square Foot Leased	\$7.83	\$8.24	\$8.88	\$9.13	\$9.86	\$2.27
Total Per Square Foot	\$33.86	\$25.26	\$26.47	\$32.31	\$35.52	\$2.27
Westchester Office						
Tenant Improvements	\$1,402,296	\$1,220,508	\$2,224,772	\$1,251,235	\$800,366	\$450,869
Per Square Foot Improved	\$14.02	\$14.00	\$20.76	\$14.07	\$14.99	\$12.68
Leasing Commissions	\$546,944	\$441,791	\$741,472	\$596,948	\$453,832	\$143,116
Per Square Foot Leased	\$5.47	\$4.76	\$6.92	\$6.71	\$8.50	\$4.02
Total Per Square Foot	\$19.49	\$18.76	\$27.68	\$20.78	\$23.49	\$16.70
Flex						
Tenant Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Per Square Foot Improved	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Leasing Commissions	\$0	\$4,280	\$27,027	\$3,247	\$0	\$3,247
Per Square Foot Leased	\$0.00	\$0.33	\$1.18	\$0.20	\$0.00	\$0.20
Total Per Square Foot	\$0.00	\$0.33	\$1.18	\$0.20	\$0.00	\$0.20

(1) Represents committed tenant improvement and leasing commissions (at 100% of costs) on leases signed during the period.