

## US Dollar Financial Information

### RNY PROPERTY TRUST

#### Consolidated Balance Sheet (Unaudited)

As at 30 June 2013

	<b>Consolidated US\$'000</b>
<b>Current assets</b>	
Cash and cash equivalents	18,016
Trade and other receivables	866
Other current assets	11
<b>Total current assets</b>	<b>18,893</b>
<b>Non-current assets</b>	
Investment properties	471,050
Other non-current assets	18,294
<b>Total non-current assets</b>	<b>489,344</b>
<b>Total assets</b>	<b>508,237</b>
<b>Current liabilities</b>	
Trade and other payables	19,588
Secured borrowings	51,532
Derivative financial instruments	1,055
<b>Total current liabilities</b>	<b>72,175</b>
<b>Non current liabilities</b>	
Secured borrowings	270,358
Derivative financial instruments	484
Preferred shares	125
<b>Total non-current liabilities</b>	<b>270,967</b>
<b>Total liabilities</b>	<b>343,142</b>
<b>Net assets</b>	<b>165,095</b>
<b>Unitholders' Equity</b>	
Units on issue	233,152
Reserves	(27,150)
Accumulated deficit	(83,235)
<b>TOTAL EQUITY ATTRIBUTABLE TO MEMBERS OF RNY</b>	<b>122,767</b>
Non-controlling interest	42,328
<b>TOTAL EQUITY</b>	<b>165,095</b>

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 half year ended 30 June 2013

	<b>Consolidated US\$'000</b>
<b>CONTINUING OPERATIONS</b>	
<b>Revenue &amp; other items</b>	
Rental income from investment properties	34,484
Other income	525
Gain from investment property valuations	7,893
Interest income	<u>2</u>
<b>Total revenue and other items</b>	<b>42,904</b>
<b>EXPENSES</b>	
Property expenses	17,286
Borrowing costs	11,633
Other investment property expenses	1,354
Administration expenses	78
Management fees	784
Other expenses	194
<b>Total expenses</b>	<b>31,329</b>
<b>PROFIT FROM CONTINUING OPERATIONS BEFORE TAX</b>	<b>11,575</b>
Income tax	<u>-</u>
<b>NET PROFIT FROM CONTINUING OPERATIONS AFTER TAX</b>	<b>11,575</b>
<b>PROFIT FROM CONTINUING OPERATIONS AFTER TAX</b>	
<b>ATTRIBUTABLE TO:</b>	
Unitholders of RNY	8,390
Non-controlling interests	<u>3,185</u>
	<b>11,575</b>
<b>Basic and diluted earnings per unit attributable to RNY unitholders (cents)</b>	<b>3.19</b>

The above Income Statement should be read in conjunction with the accompanying note.

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**US Dollar Financial Information**  
**RNY PROPERTY TRUST**  
**Consolidated Distribution Statement (Unaudited)**  
**For the half year ended 30 June 2013**

<b>DISTRIBUTION STATEMENT</b>	<b>Consolidated US\$'000</b>
Net profit for the year from continuing operations attributable to unitholders of RNY	8,390
Adjusted for RNY's share of:	
Gain from investment property revaluations	(5,920)
Straight lining of rental income	(769)
Mortgage cost amortisation	372
Leasing cost amortisation	885
<b>INCOME AVAILABLE FOR DISTRIBUTION</b>	<b>2,958</b>
Other amounts retained	(2,958)
<b>DISTRIBUTION PAYABLE</b>	<b>-</b>
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 half year ended 30 June 2013**

### **1. BASIS OF PREPARATION**

The additional US dollar information has been extracted from the consolidated financial report of RNY Property Trust for the half year ended 30 June 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.