

# Aurora Property Buy-Write Income Trust Performance Report - August 2012

ASX Code: AUP

## Summary

- The Trust returned 0.91% for August 2012 compared to the S&P/ASX200 Property Accumulation Index (AREIT Index) which returned -0.08%.
- Since inception, the Trust has outperformed the S&P/ASX200 Property Accumulation Index by 8.99% p.a.



## Performance<sup>1</sup>

	1 mth	3 mths	6 mths	12 mths	3 yrs (p.a.)	5 yrs (p.a.)	Since inception (p.a.)	Standard deviation
Aurora Property Buy-Write Income Trust	0.91%	4.66%	8.88%	10.31%	8.56%	-1.78%	-1.79%	12.18%
S&P/ASX200 Property Accumulation Index	-0.08%	10.21%	14.00%	21.67%	7.92%	-11.86%	-10.78%	23.10%

## Investment Objective\*

The Aurora Property Buy-Write Income Trust (the Trust) is an ASX listed investment trust that aims to generate income from an active strategy of selling call options over a portfolio of ASX listed Australian Real Estate Investment Trusts (AREIT).

## Investment Adviser

APN Property Group Limited (APN) is one of Australia's leading real estate investment managers, with a strong and consistent record of investment performance. APN Property Group Limited is listed on the Australian Securities Exchange (ASX code: APD).

APN Funds Management Limited (APN FM) is a fully owned subsidiary of APN Property Group and has been appointed as the Investment Adviser of the Aurora Property Buy-Write Income Trust. APN FM is responsible for the active management of the Trust's investment strategy.

Established in 1996, APN Property Group manages a range of property funds on behalf of corporate and public superannuation funds, high net worth and individual investors. Collectively, APN FM manages \$2.1 billion of real estate and real estate securities.

## Investment Philosophy

APN FM is an active investment manager with a concentrated focus on income and the fundamentals of real estate.

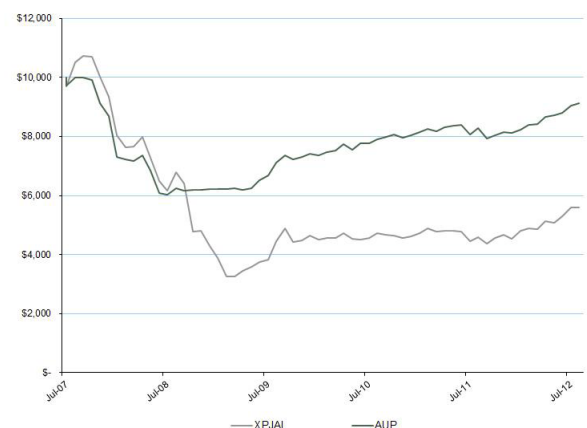
APN FM has a long held belief that investment in commercial property is primarily an investment in an income stream. Long term property leases also provide protection from the short term business cycle reflected in the market value of other asset classes. A commitment to the income benefits from property coupled with a lower level of risk (as measured by volatility) is reflected in APN FM's style of investment which focuses on well managed property assets that hold long leases to strong tenants.

## Expertise

The APN FM investment team comprises a group of highly experienced real estate investment professionals who possess a deep understanding of real estate markets gained over several cycles.

APN FM's conservative style is underpinned by rigorous research, a proven investment process utilising a "top down" and "bottom up" approach, wide industry networks and assessment of market fundamentals. The investment team apply their judgement against the backdrop of broader domestic and global economic factors.

## Investment Performance<sup>1</sup>



Unit pricing	Monthly
Distribution frequency	Quarterly
Distribution policy <sup>2</sup>	At least 2.0% of Net Asset Value per Unit
Distribution Reinvestment Plan	Available
Applications	Investors may acquire Units on the ASX or via the current Product Disclosure Statement
Redemptions	On market by selling on the ASX or off-market at the end of each month

## Trust Valuations

Trust Size	\$13.2 million
Net Assets Value per Unit	\$5.2885
NAV plus distributions paid (since inception) <sup>3</sup>	\$8.1496

## Commentary

During August, the Trust achieved a return of 0.91% whilst the S&P/ASX 200 Property Accumulation Index (AREIT Index) delivered a total return of -0.08% for the same period. The return of the Trust for the last 3 years is 8.56% per annum whilst the return of the AREIT Index is 7.92% per annum. The fund outperformed due to its strategy of writing call options over existing portfolio holdings. This strategy significantly reduces volatility and enhances returns in stagnant and declining markets.

The AREIT Index performance -0.08% over August 2012 was the result of an anticipated pullback from the exceptionally strong returns of the last few months. Over the two months prior to August, the market had delivered a total return of 9.89%. The AREIT Index total return over the last twelve months (21.67%) was 16.2% ahead of the broader market (as measured by the S&P/ASX 200 Accumulation Index).

The financial year 2012 reporting season results dominated news flow in August. Overall, the results season was positive with most AREITs meeting and some exceeding market expectations. AREIT market performance was solid overall, considering the broader concerns about weakness in retail sales, low business confidence, supply issues in some office markets and ongoing residential market softness.

Key highlights from reporting season:

\* A number of AREIT managerial changes were announced during the reporting period.

\* Earnings per share grew by around 2.7%, which was a slightly slower rate of growth recorded for the first half and DPS (dividend per share) was up over 5% due to increased payout ratios and special dividends.

\* Declining interest costs had a positive impact on EPS growth over FY12 and is expected to continue into FY13 as a number of AREITs gave strong earnings growth guidance.

\* Over the last 12 months the office sector was the best performing asset class with the highest comparable net operating income growth of 3.4%. This was a 0.5% increase on the prior period (2.9% in FY11). The Industrial sector followed with 2.3% growth, while the Retail sector grew comparable income by 1.8%.

\* Retail AREITs continued to deliver the highest occupancy rate in the market at 99.5%.

## Top 5 Portfolio Holdings (as at 31 August 2012)

	ASX Code
Westfield Retail Trust	WRT
CFS Retail Property Trust	CFX
Westfield Group	WDC
Stockland	SGP
Charter Hall Retail REIT	CQR

Source: Aurora Funds Management

## Trust Distributions (per Unit)

Period	Cash	Yield at NAV (p.a)
31 Dec 07	\$0.4670	10.53%
30 Jun 08	\$0.4781	11.30%
31 Dec 08	\$0.3000	11.10%
30 Jun 09	\$0.2500	9.69%
31 Dec 09	\$0.3000	11.55%
31 Mar 10	\$0.1100	8.17%
30 Jun 10	\$0.1100	8.21%
30 Sep 10	\$0.1100	8.13%
31 Dec 10	\$0.1100	8.07%
31 Mar 11	\$0.1100	8.18%
30 Jun 11	\$0.1100	8.16%
30 Sep 11	\$0.1060	8.03%
31 Dec 11	\$0.1000	8.02%
31 Mar 12	\$0.1000	8.00%
30 Jun 12	\$0.1000	8.02%
Total	\$2.8611	

## About Aurora

Aurora Funds Limited ('Aurora', ASX Code: AFV) was listed on the ASX in July 2010. Aurora comprises the combined businesses of Aurora Funds Management Limited, and Fortitude Capital Pty Ltd. The combined group has in excess of \$530 million in funds under management and administration, and provides asset management and responsible entity/trustee services for over 2,500 Australian and New Zealand investors.

Aurora is also the Issuer of:

- Aurora Fortitude Absolute Return Fund (APIR: AFM0005AU)
- Aurora Global Income Trust (ASX code: AIB)
- Aurora Absolute Return Fund (ASX code: ABW)
- Aurora Sandringham Dividend Income Trust (ASX code: AOD)
- Aurora Dividend Income Trust (APIR code: AFM0010AU)
- van Eyk Blueprint Alternatives Plus (ASX code: VBP)

## Aurora Funds Limited

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1. This represents a cumulative return and assumes reinvestment of distributions. 2. The Trust intends to always distribute at least 2.0% of NAV, excluding any franking credits, per quarter regardless of Trust performance. This means that if the Trust has insufficient net income in a given quarter, investors may receive a partial (or full) return of capital. 3. Total NAV plus reinvested distributions.

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