

Aurora Sandringham Australian Equity Income Trust ASX Code: ABW

Performance Report - 31 August 2010

Summary

- The Trust returned -1.34% for the month versus the S&P/ASX200 Accumulation Index which returned -1.15%
- The Trust has also made an investment in to the Aurora Fortitude Absolute Return Fund



Performance¹

	1 mth	3 mths	6 mths	12 mths	3 yrs (p.a)	Since inception (p.a.)
Aurora Sandringham Australian Equity Income Trust	-1.34%	-0.52%	-3.84%	-0.44%	-6.90%	0.67%
S&P/ASX200 Accumulation Index	-1.15%	0.59%	-2.97%	2.17%	-6.95%	0.61%

Investment Objective

The Trust aims to outperform the Australian equity market as measured by the S&P/ASX200 Accumulation Index. Please note that while we aim to achieve this objective, the returns are not guaranteed.

Investment Strategy

The Trust seeks to meet the Investment Objective through using multiple investment strategies that the Investment Manager expects will outperform the S&P/ASX200 Accumulation Index. These strategies will be implemented by buying and selling listed and unlisted securities, managed investment schemes and risk management instruments. This may include investments in offshore markets. Accordingly, the Trust will seek to obtain:

- the S&P/ASX200 return by continuously having approximately 100% exposure to the Australian equity market through holding either futures over the S&P/ASX200 Index, or Australian listed securities; and
- an outperformance component by investing in investment strategies the Investment Manager expects (combined with the point above) will outperform the S&P/ASX200 Accumulation Index.

Where an investment is made that does not have an exposure to the Australian equity market, that exposure will typically be hedged into the Australian equity market. This hedging / risk management process seeks to broadly result in the Trust achieving the same performance as an investment in the Australian equity market as measured by the S&P/ASX200 Accumulation Index plus or minus any value created or lost by the investment and the hedge.

The Trust may utilise debt funding through a prime broking arrangement from time to time. However, the Trust's overall market exposure to the S&P/ASX200 Accumulation Index is generally expected to remain at, or around, 100% of net assets.

Trust features

Unit pricing	Monthly.
Distribution policy	At least 2.0% of Net Asset Value ² per Unit per quarter
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

Fund Size	\$6.4 million
Net Assets Value per Unit	\$1.0807
NAV plus distributions paid (since inception) ¹	\$1.7155

Trust distributions (per Unit)³

Period	Cash	Franking	Total	Yield at NAV (p.a.)
31 Dec 06	\$0.0486	\$0.0208	\$0.0694	9.0%
30 Jun 07	\$0.1962	\$0.0371	\$0.2334	25.3%
31 Dec 07	\$0.0333	\$0.0332	\$0.0665	7.6%
30 Jun 08	\$0.0586	\$0.0400	\$0.0986	11.9%
31 Dec 08	\$0.0450	\$0.0000	\$0.0450	7.6%
30 Jun 09	\$0.0267	\$0.0000	\$0.0267	5.1%
31 Dec 09	\$0.0450	\$0.0000	\$0.0450	8.8%
31 Mar 10	\$0.0250	\$0.0000	\$0.0250	8.1%
30 Jun 10	\$0.0250	\$0.0000	\$0.0250	8.2%
Total	\$0.5034	\$0.1311	\$0.6345	

Trust Update

The S&P/ASX 200 traded lower during April as global economic fears impacted local sentiment and overshadowed the Australian reporting season. The S&P/ASX 200 Accumulation Index returned -1.15% for the month. The Trust's investment in the Aurora Sandringham Dividend Income Trust (AOD) outperformed its benchmark after several strong large cap results. Woolworths was the strongest performer after it announced a supportive off-market buyback and strong earnings driven by cost reductions.

Globally, earnings results during August were ahead of consensus estimates but management was generally very cautious and many forecasts disappointed. As a result, the Trusts investment in the Aurora Sandringham Global Income Trust was down slightly for the month.

At the beginning of the month, the Trust invested approximately 15% of NAV in the Aurora Fortitude Absolute Return Fund (AFARF). The Fund returned 0.86% for the month and outperformed its benchmark. It benefited from an increase in Merger & Acquisition activity, most notably BHP which launched a USD 40 billion all cash bid for Canadian fertiliser group Potash Corporation of Saskatchewan. The reporting season also provided a number of opportunities for the option portfolio with Woolworths the standout result.

In accordance with the investment strategy, the Trust maintained approximately S&P/ASX200 Index market exposure and returned -1.34%.

Aurora Fortitude Absolute Return Fund

AFARF uses a range of different investment strategies which aim to provide a positive return in both rising and falling markets. These strategies are broadly broken up into five categories; mergers & acquisitions, yield, options, long/short and convergence. In this newsletter we will go into more detail on two of these strategies.

■ The Mergers and Acquisitions strategy focuses on formally announced takeovers and mergers only. Historically, Australia has a high rate of deal completion largely due to the legal protection offered to investors once a deal is formally signed. The terms and conditions are discussed at length within the formal documentation. Only a breach of one or more conditions can cause a deal to break. As such, the fund analyses the risks of a deal failing and targets an acceptable return. Positions are actively managed over the course of the deal.

■ The Yield portfolio aims to benefit from the unique debt/equity structures that Australian Corporates can issue. The fund targets high quality corporate names with little duration risk, usually within two years of maturity. As these instruments approach maturity there can often be a disconnect between the objectives of the different types of investors. The early holders, income funds and retail investors, largely target the interest component of these securities, however as they get close to

maturity the instrument can be at risk of converting into equity. The ability to hedge stock conversion can mitigate those risks, but not all investors employ hedging. That can cause margins over cash rates to trade at attractive levels and an increase in liquidity.

Significant Portfolio Holdings

Market Exposure	Weighting
S&P/ASX 200 Index Futures Contract	100%
Strategy Exposure	
Aurora Sandringham Dividend Income Trust	22.6%
Aurora Sandringham Global Income Trust	37.0%
Aurora Fortitude Absolute Return Fund	15.8%
Total invested as a % of NAV	75.4%

Investment Manager

Aurora Funds Limited ('Aurora', ASX Code: AFV) issues and distributes investment funds to retail, wholesale and institutional investors throughout Australia and New Zealand. Aurora was listed on the ASX in July 2010, following the merger of Aurora Funds Management Limited (established in 2003), Fortitude Capital Pty Ltd (established in 2004) and Sandringham Capital Pty Ltd (established in 2005).

Aurora has offices in Sydney and Melbourne, and manages in excess of \$500 million in domestic equity, international equity, property, infrastructure and alternative asset classes for over 3,500 investors.

Aurora is also the issuer and/or the distributor of the:

- Aurora Fortitude Absolute Return Fund (ARSN 145 894 800)
- Aurora Sandringham Dividend Income Trust (ASX code: AOD)
- Aurora Sandringham Global Income Trust (ARSN 131 291 499)
- Aurora Global Infrastructure Income Trust (ASX code: AIB)
- Aurora Property Buy-Write Income Trust (ASX code:AUP)
- CORALS Commodities Fund (ARSN 131 196 882)
- van Eyk Blueprint Alternatives Plus (ASX code: VBP)

Aurora Funds Management

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1. This number represents a cumulative return and assumes reinvestment of distributions. 2. The Trust intends to always distribute at least 2.0% of NAV per Unit, 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. Each historical distribution has been divided by six to reflect the Unit split carried out in November 2009.

Disclaimer: This information has been prepared by Aurora Funds Management Ltd (ABN 69 092 626 885, AFSL 222110) in its capacity as Responsible Entity for the Aurora Sandringham Australian Equity Income Trust (ARSN 110 303 430). It has been prepared without taking into account the objectives, financial situation or needs of any investor, which should be considered before investing. Investors should consider a copy of the Product Disclosure Statement and seek their own financial advice prior to investing in the Trust. The information in this Performance Report is of a summary nature only and does not constitute advice of any kind, nor is it an offer of any financial product. Past performance is not a reliable indication of future performance. In particular as the Investment strategy of the Trust was materially altered in July 2009, and performance prior to this date (being from 12-months to 'since inception') has little bearing on future performance. The payment of franking credits to Unit holders is subject to the Trust achieving a taxable profit in that year.