

Aurora Property Buy-Write Income Trust ASX Code: AUP

Performance Report - 31 December 2009

Summary

- The Trust returned +19.3% for the year to December, versus the S&P/ASX200 Property Accumulation Index which returned +7.9%
- The Trust announced a distribution of \$0.30 per Unit for the 6 months to 31 December 2009, representing an annualised yield of 11.6%.



Performance

	1 mth	3 mths	6 mths	12 mths	2 yrs (p.a.)	Since inception (p.a.)
Aurora Property Buy-Write Income Trust	1.50%	0.66%	13.89%	19.34%	-7.69%	-11.58%
S&P/ASX200 Property Accumulation Index	3.38%	-5.01%	25.01%	7.92%	-29.53%	-27.08%

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 Funds Management Limited (APN FM) has been appointed as the Investment Adviser with responsibility to actively manage the Trust's investment strategy.

Established in 1998, APN FM currently manages a broad range of property securities funds with total assets under management of approximately \$2.8 billion (as at 30 June 2009). APN FM has established a strong track record and market reputation for managing domestic real estate securities with a particular focus on income returns. APN FM's expertise is widely recognised in the property funds management industry, as evidenced by the following awards:

- AFR Smart Investor Blue Ribbon Award 2008 - Australian Listed Property;
- Morningstar Fund Manager of the Year 2007 - Listed Property;
- Investor Web Research Property Securities Fund Manager of the Year for 2002, 2003 and 2004;
- Property Investment Research – Property Securities Manager of the Year 2005, 2006 and 2008; and
- Monitor Money Skilled Manager of the Year 2002-2003

An active investment management style combined with a concentrated focus on the fundamentals of commercial property investments lies at the heart of APN Funds Management's philosophy. APN FM is a leader in real estate which is driven by the investment team's longstanding experience and expert knowledge of property markets and research capability.

Trust features

Unit pricing	Monthly.
Distribution frequency	Half yearly.
Distribution policy	The Trust will distribute 100% of its net realised gains each year.
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

Market capitalisation	\$17,279,254
Net Asset Value (NAV)	\$19,393,205
Units on issue	3,676,437
Net Assets Value per Unit	\$5.2750
NAV plus distributions paid (since inception)	\$7.0701

Trust distributions (per Unit)

Period	Cash	Total	Yield at NAV (p.a)
31 Dec 07	\$0.4670	\$0.4670	10.5%
30 Jun 08	\$0.4781	\$0.4781	11.3%
31 Dec 08	\$0.3000	\$0.3000	11.1%
30 Jun 09	\$0.2500	\$0.2500	9.7%
31 Dec 09	\$0.3000	\$0.3000	11.6%
Total	\$1.7951	\$1.7951	

Investment Manager Commentary

by APN Funds Management Limited

The Trust announced a distribution of \$0.30 per Unit for the six months to 31 December 2009, which represented an annualised yield of 11.6%. This distribution is expected to be paid in February. The Trust delivered a return of +1.50% compared to the Index which delivered a return of +3.38% for December 2009. The total return of the Trust over the 12 months to 31 December 2009 was +19.34% compared to the Index that returned 7.92%.

Top 5 Portfolio Holdings (as at 31 December 09)

	ASX Code
Westfield	WDC
Dexus	DXS
CFS Retail	CFX
ING Office Fund	IOF
Macquarie Office Trust	MOF

Source: APN Funds Management

About Aurora

Aurora Funds Management (Aurora) is an investment management and distribution group owned and operated by a group of professionals with considerable experience in retail funds management, stockbroking, margin lending, corporate advisory and investment banking.

Aurora aims to source, package and distribute carefully researched investment strategies that are managed by specialist wholesale investment managers.

Aurora is also the Issuer of the:

- Aurora Global Infrastructure Income Trust (ASX code: AIB)
- Aurora Sandringham Australian Equity Income Trust
(ASX code: ABW)
- Aurora Sandringham Dividend Income Trust
(ASX code: AOD)
- CORALS Commodities Fund (ARSN 131 196 882)
- van Eyk Blueprint Alternatives Plus (ASX code: VBP)

Aurora Funds Management

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