

Aurora Property Buy-Write Income Trust Performance Report - April 2013

ASX Code: AUP

Summary

- The Trust returned 3.52% for April compared to the S&P/ASX200 Property Accumulation Index (AREIT Index) which returned 8.24%.
- Since inception, the Trust has outperformed the S&P/ASX200 Property Accumulation Index by 6.79% per annum.



Performance¹

	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	3.52%	4.70%	8.80%	18.83%	10.06%	6.94%	0.52%	11.73%
S&P/ASX200 Property Accumulation Index	8.24%	9.06%	15.56%	34.14%	13.29%	-2.93%	-6.27%	22.40%

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 a specialist Asia Pacific real estate fund manager, 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 over \$1.6 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.

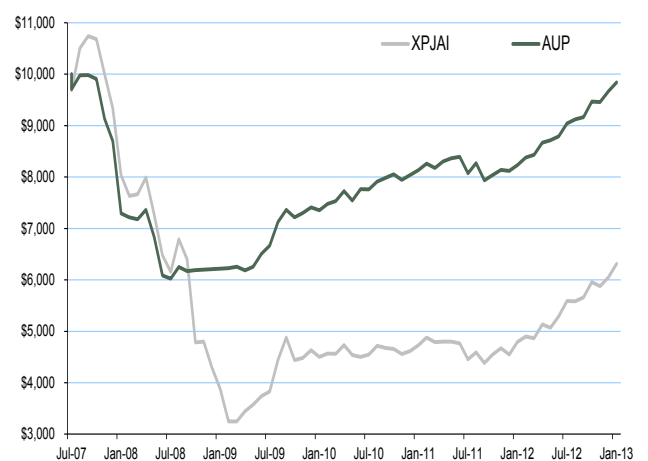
APN FM has a long held belief that investment in commercial property is primarily an investment in an income stream. Long term property leases also provide protection from the short term business cycle reflected in the market value of other asset classes. A commitment to the income benefits from property 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 Performance¹



Trust Features

Unit pricing	Monthly
Distribution frequency	Quarterly
Distribution policy ²	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	\$13.3 million
Net Assets Value per Unit	\$5.6352
NAV including distributions (since inception) ¹	\$10.008

Commentary

The Aurora Property Buy-Write Income Trust (AUP) gained 3.5% for the month ended 30 April 2013. The AREIT Index delivered a total return of 8.2% in April 2013, outperforming the broader market (as measured by the S&P/ASX 200 Accumulation Index) which returned 4.5% over the month. Since inception AUP has outperformed the AREIT Index by 6.79% per annum over the same period. The Trust underperformed over the month due to the Buy-Write strategy (writing calls over existing stock positions) which caps upside gains on extreme price appreciation. The strategy has been instrumental in enhancing returns in flat, moderately rising and bear markets. Moreover the strategy of buying put options ensures that investors capital is protected. The Buy-Write strategy has resulted in outperformance of the trust since inception with lower volatility.

The Diversified sector was up 8.9% over the month. GPT Group (up 10.5%) and Stockland Trust Group (SGP) (up 6.0%) were the two key stocks influencing the sectors performance.

The Office sector was up 5.6% over the month with Commonwealth Property Office Fund (CPA) (up 4.5%) and Investa Office Fund (up 7.2%) the two key drivers.

The Retail sector was up 7.9% with Westfield Group (WDC) (up 7.4%) and Westfield Retail Trust (WRT) (up 9.3%) the two significant contributors over the month.

In the news:

- WDC exited its Brazilian joint venture only two years after entering the region, but intends to keep its people and cash there while opportunities are examined. They also announced the intention to increase its share buyback to 15% (up from 10%).
- WDC and WRT commenced a \$400m redevelopment of the jointly owned Westfield Garden City, Mt Gravatt.
- Dexus Property Group (DXS) acquired the premium-grade 480 George Street development with its wholesale fund and completed its US exit with the settlement of its last asset.
- Goodman Group Goodman Australia Industrial Fund (GAIF) secured an additional \$370m in equity following ~\$630m committed in December 2012 and Goodman Group acquired a ~\$100m development project in Japan, 53% pre-committed.
- Mirvac Group's (MGR) CFO Greg Dyer resigned and MGR secured QBE to a 10-year pre-commitment for its development at 8 Chifley, Sydney.

Top 5 Portfolio Holdings (as at 30 April 2013)

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

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	7.87%
30 Sep 12	\$0.1020	7.85%
31 Dec 12	\$0.1040	7.83%
31 Mar 13	\$0.1080	7.85%
Total	\$3.1751	

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 Ltd, and Fortitude Capital Pty Ltd. The combined group has in excess of \$490 million in funds under management and administration, and provides asset management and responsible entity/trustee services for 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.

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