

# **Aurora Property Buy-Write Income Trust**

**ARSN 125 153 648**

## **Interim Financial Report**

**For the half-year ended 31 December 2018**

# Contents

	Page
Directors' report	2
Auditor's independence declaration	7
Condensed statement of profit or loss and other comprehensive income	8
Condensed statement of financial position	9
Condensed statement of changes in equity	10
Condensed statement of cash flows	11
Notes to the financial statements	12
Directors' declaration	23
Independent auditor's report	24

## Director's Report

The directors of Aurora Funds Management Limited (AFML) (ABN 69 092 626 885), in its capacity as the responsible entity of Aurora Property Buy-Write Income Trust ("the Trust"), present their interim report together with the condensed financial statements of the Trust for the half-year ended 31 December 2018, and the auditor's report thereon.

The condensed financial report has been prepared for the Trust as it is a disclosing entity under the *Corporations Act 2001*.

### Principal activities

The Trust invests in equities and derivatives, in accordance with the provision of the Trust Constitution and the most recent Product Disclosure Statement ("PDS").

The Trust did not have any employees during the half-year.

The Trust is currently listed on the Australian Securities Exchange (ASX: AUP).

There were no significant changes in the nature of the Trust's activities during the half-year.

### Directors

The following persons held office as directors of Aurora Funds Management Limited during the half-year and up to the date of this report, unless otherwise stated:

John Patton  
Victor Siciliano  
Anthony Hartnell AM

### Units on issue

	31 December 2018	30 June 2018
Units on issue	2,023,057	1,973,165

### Review and results of operations

During the half-year, the Trust continued to invest in accordance with the target asset allocations as set out in the governing documents of the Trust and in accordance with the provisions of the Trust Constitution and Trust updates announced on the ASX.

The investment policy of the Trust continues to be that detailed in the current Product Disclosure Statement and in accordance with the provisions of the governing documents of the Trust.

# Director's Report

## Financial results for the half-year

The performance of the Trust, as represented by the results of its operations, was as follows:

	Half-year ended	
	31 December 2018 \$	31 December 2017 \$
Operating profit/(loss) before finance costs attributable to unitholders	389,601	(355,361)
Distributions paid and payable	(140,038)	(407,397)
<i>Distributions</i>		
Distribution (cents per unit) 30 September	3.45	9.32
Distribution (cents per unit) 31 December	3.44	8.95

The Trust distributes all its net income each year to Unitholders. The Trust distributed 2% of the Net Asset Value ('NAV') per unit each quarter. Should the Trust not generate sufficient net income to cover the distribution in any financial year, then part or all of any distribution may be a return of capital.

## Financial position

Net Tangible Assets (NTA) per unit as disclosed to the ASX are shown as follows:

	31 December 2018 \$	30 June 2018 \$
At reporting period	3.5600	3.5007
High during period	3.5600	4.5995
Low during period	3.3614	3.4474

## Information on Underlying Performance

The performance of the Trust is subject to the performance of the Trust's underlying investment portfolio. There has been no change to the investment strategy of the Trust during the half-year, and the Trust continues to invest in accordance with target asset allocations as set out in the governing documents of the Trust and in accordance with the provisions of the Trust Constitution and any Trust updates on the ASX.

# Director's Report

## Strategy and Future Outlook

The Trust is predominantly invested in listed equities and unlisted debt instruments, with a focus on Australian equity securities. This is expected to continue. As markets are subject to fluctuations, it is imprudent to provide a detailed outlook statement or statement of expected results of operations. The Trust provides regular updates, including monthly NTA announcements, which can be found in the announcement section of the Australian Securities Exchange website.

The Trust continues to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Trust and in accordance with the provisions of the Trust's Constitution.

The results of the Trust's operations will be affected by a number of factors, including the performance of investment markets in which the Trust invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

Further information on likely developments in the operations of the Trust and the expected results of those operations have not been included in this report because the Responsible Entity believes it would be likely to result in unreasonable prejudice to the Trust.

## Significant changes in state of affairs

### RNY Property Trust (ASX: RNY)

Over the last twelve months Aurora has been actively working to extract value from its investment in RNY by negotiating with the US lender of the underlying five (5) US commercial properties held by RNY, working with the property manager to attract new tenants and working with various stakeholders to improve the properties.

the US lender of the underlying five (5) US commercial properties held by RNY.

### Product Disclosure Statement

On 27 April 2017, the Trust's Product Disclosure Statement (PDS) was withdrawn for new off-market retail applications. The PDS is currently being updated and the Trust will re-commence accepting off-market retail applications once the PDS has been lodged with Australian Securities and Investments Commission.

## Matters subsequent to the end of the financial half-year

### RNY Property Trust (ASX: RNY)

On 8 February 2019, Aurora successfully extended the senior loan with ACORE for a further one year term. Aurora also obtained approval from ACORE to replace Winthrop with CBRE as property manager of the properties.

Other than the changes mentioned above, no other matters or circumstances have arisen since 31 December 2018 that significantly affected, or may significantly affect:

- (i) the operations of the Trust in future financial years, or
- (ii) the results of those operations in future financial years, or
- (iii) the state of affairs of the Trust in future financial years.

## Director's Report

### **Indemnity and insurance of Aurora Funds Management Limited**

No insurance premiums have been paid for out of the assets of the Trust in relation to insurance cover provided to either the officers of Aurora Funds Management Limited or the auditors of the Trust. So long as the officers of Aurora Funds Management Limited act in accordance with the Trust Constitution and the Law, the officers remain indemnified out of the assets of the Trust against losses incurred while acting on behalf of the Trust.

### **Indemnity of auditors**

The auditors of the Trust are in no way indemnified out of the assets of the Trust.

### **Cost recovery and interests held in the Trust by the Responsible Entity**

Costs recovered by the Responsible Entity out of Trust property during the half-year are disclosed in Note 10 to the condensed financial statements.

No fees were paid out of Fund property to the Directors of the Responsible Entity during the half-year.

The number of interests in the Trust held by the Responsible Entity or its associates as at the end of the financial half-year are disclosed in Note 10 to the financial statements.

### **Interests in the Trust**

The movement in units on issue in the Trust during the half-year is disclosed in Note 5 of the condensed financial statements.

The values of the Trust's assets and liabilities are disclosed in the Statement of Financial Position and derived using the accounting policies set out in Note 2 to the interim report.

### **Environmental regulation**

The operations of the Trust are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

### **Proceedings on behalf of the Company**

No person has applied for leave of Court to bring proceedings on behalf of the Trust or intervene in any proceedings to which the Trust is a party for the purpose of taking responsibility on behalf of the Trust for all or any part of those proceedings. The trust was not a party to any such proceedings during the half-year.

## Director's Report

### **Auditor's independence declaration**

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on the following page.

This report is made in accordance with a resolution of Directors, pursuant to section 298(2)(a) of the *Corporations Act 2001*

On behalf of the directors

A handwritten signature in black ink, appearing to read 'John Patton', with a stylized, flowing script.

John Patton  
Managing Director  
28 February 2019  
Melbourne

## Auditor's Independence Declaration

To the Directors of Aurora Funds Management Limited as the responsible entity of  
Aurora Property Buy-Write Income Trust

In accordance with the requirements of section 307C of the *Corporations Act 2001*, as lead auditor for the review of Aurora Property Buy-Write Income Trust for the half-year ended 31 December 2018. I declare that, to the best of my knowledge and belief, there have been:

- a No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b No contraventions of any applicable code of professional conduct in relation to the review.



Grant Thornton Audit Pty Ltd  
Chartered Accountants



B A Mackenzie  
Partner – Audit & Assurance

Melbourne, 28 February 2019

# Financial Statement

## Condensed Statement of Profit or Loss and Other Comprehensive Income for the half-year ended 31 December 2018

		Half-year ended	
		31 December 2018	31 December 2017
	Note	\$	\$
<b>Investment income</b>			
Interest income		228,432	8,062
Dividend and distribution income		-	253,376
Other income		-	-
Net gains/(losses) on financial instruments held at fair value through profit or loss		435,899	(237,838)
<b>Total net investment income/(loss)</b>		<b>664,331</b>	<b>23,600</b>
<b>Expenses</b>			
Management fees	10	33,868	53,718
Transaction costs		-	10,502
Impairment expense		70,722	-
Other operating expenses	11	170,140	314,741
<b>Total operating expenses</b>		<b>274,730</b>	<b>378,961</b>
<b>Operating profit/(loss) for the half-year</b>		<b>389,601</b>	<b>(355,361)</b>
<b>Finance costs attributable to unitholders</b>			
Distributions to unitholders	6	(140,038)	(407,397)
Decrease/(Increase) in net assets attributable to unitholders	5	(249,563)	762,758
<b>Profit/(loss) for the half-year</b>		<b>-</b>	<b>-</b>
Other comprehensive income for the half-year		-	-
<b>Total comprehensive income for the half-year</b>		<b>-</b>	<b>-</b>
<b>Earnings/(loss) per unit (basic/ diluted)</b>		<b>0.192</b>	<b>(0.155)</b>

*The above Condensed Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying notes.*

# Financial Statement

## Condensed Statement of Financial Position as at 31 December 2018

		As at	
		31 December 2018	30 June 2018
	Note	\$	\$
<b>Assets</b>			
Cash and cash equivalents	7	4,003	50,274
Deposits advanced to RNY		-	2,802,161
Receivables	8	5,048,622	313,157
Financial assets held at fair value through profit or loss	9	2,517,797	4,137,944
<b>Total assets</b>		<b>7,570,422</b>	<b>7,303,536</b>
<b>Liabilities</b>			
Distributions payable		69,741	79,519
Other payables		167,973	316,480
<b>Total liabilities (excluding net assets attributable to unitholders)</b>		<b>237,714</b>	<b>395,999</b>
<b>Net assets attributable to unitholders – liability</b>		<b>7,332,708</b>	<b>6,907,537</b>
<b>Liabilities attributable to unitholders</b>		<b>(7,332,708)</b>	<b>(6,907,537)</b>
<b>Net assets</b>		<b>-</b>	<b>-</b>

*The above Condensed Statement of Financial Position should be read in conjunction with the accompanying notes.*

## Financial Statement

### Condensed Statement of Changes in Equity for the half-year ended 31 December 2018

	Note	Half-year ended	
		31 December 2018 \$	31 December 2017 \$
Balance at the beginning of the financial year		-	-
Profit/(loss) for the year		-	-
Other comprehensive income		-	-
<b>Total comprehensive income</b>		-	-
Transactions with unitholders in their capacity as unitholders		-	-
<b>Total operating expenses</b>		-	-
<b>Total equity at the end of the period</b>		-	-

Under Australian Accounting Standards, net assets attributable to unitholders are classified as liability rather than equity. As a result, there was no equity at the start or end of the financial year.

*The above Condensed Statement of Changes in Equity should be read in conjunction with the accompanying notes.*

# Financial Statement

## Condensed Statement of Cash Flows for the half-year ended 31 December 2018

	Note	Half-year ended	
		31 December 2018 \$	31 December 2017 \$
<b>Cash flows from operating activities</b>			
Proceeds from sale of financial instruments held at fair value through profit or loss		1,867,237	6,644,773
Purchase of financial instruments held at fair value through profit or loss		-	(4,417,072)
Deposit redeemed		2,802,161	-
Loans advanced		(4,777,946)	-
Transaction costs on sale and purchase of financial instruments		-	(10,503)
Dividends and distributions received		-	520,198
Interest received		362	9,577
Withholding tax received		189,276	-
Other income received		-	-
GST recovered/(paid)		9,225	(24,269)
Legal fees paid		(388)	-
Management fees paid		-	(45,545)
Other operating expenses paid		(144,690)	(386,844)
<b>Net cash inflow/(outflow) from operating activities</b>		<b>(54,763)</b>	<b>2,290,315</b>
<b>Cash flows from financing activities</b>			
Proceeds from applications by unitholders		234,257	-
Payments for redemptions by unitholders		(66,438)	(997,147)
Payments for share buy backs		(9,511)	-
Distributions paid to unitholders		(149,816)	(392,370)
<b>Net cash (inflow)/outflow from financing activities</b>		<b>8,492</b>	<b>(1,389,517)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(46,271)</b>	<b>900,798</b>
Cash and cash equivalents at the beginning of the period		50,274	2,283,179
<b>Cash and cash equivalents at the end of the period</b>	<b>7</b>	<b>4,003</b>	<b>3,183,977</b>
<b>Non-cash financing activities</b>		<b>13,257</b>	<b>58,335</b>

*The above Condensed Statement of Cash Flows should be read in conjunction with the accompanying notes.*

# Notes to Financial Statements

## Contents

1	General information
2	Significant accounting policies
3	Use of estimates and judgements
4	Fair value measurement
5	Net assets attributable to unitholders
6	Distribution to unitholders
7	Cash and cash equivalents
8	Receivables
9	Financial assets held at fair value through profit or loss
10	Related party transactions
11	Other operating expenses
12	Contingent assets and liabilities
13	Events after the reporting period

# Notes to Financial Statements

## Note 1. General information

The condensed interim financial statements cover Aurora Property Buy-Write Income Trust ("the Trust") as an individual entity. The Trust commenced operations on 19 July 2007 and was admitted to the Australian Securities Exchange ("ASX") on 26 July 2007 and is domiciled in Australia.

The Responsible Entity of the Trust is Aurora Funds Management Limited (the "Responsible Entity"). The Responsible Entity's registered office is Suite 613, Level 6, 370 St Kilda Road, Melbourne VIC 3004. The condensed interim financial statements are presented in Australian currency.

It is recommended that these condensed interim financial statements are considered together with the Product Disclosure Statement (which is currently being refreshed) and in accordance with the provisions of the governing documents of the Trust, and any public announcements made by the Trust during the half-year ended 31 December 2018 in accordance with the continuous disclosure obligations arising under the *Corporations Act 2001* and ASX listing rules.

The principal activities of the Trust during the half-year was the investment of Trust monies in accordance with its investment strategy, the provisions of the Trust Constitution, the Product Disclosure Statement and any Trust updates.

The condensed interim financial statements were authorised for issue by the directors of the Responsible Entity as at the date of report.

## Note 2. Significant accounting policies

The principal accounting policies applied in the preparation of this condensed interim financial report are set out below.

These policies have been consistently applied to all years presented, unless otherwise stated.

### (a) New and amended standards

The Trust applies, for the first time, AASB 15 Revenue from Contracts with Customers and AASB 9 Financial Instruments (2014). AASB 15 establishes a new revenue recognition model and changes the basis for determining whether revenue is to be recognised over time or at a point in time. This standard has had no material impact on the Trust's revenue recognition. AASB 9 introduces new classification and measurement requirements for financial assets, a forward-looking impairment model and revised hedge accounting requirements. The Trust's only material financial assets are its equity investments and its derivatives financial instruments which continue to be accounted for at fair value through profit or loss under AASB 9. Accordingly, the first-time application of AASB 9 has not had a material impact on the Trust.

The Trust has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

### (b) Basis of preparation

The accounting policies applied by the Trust in this condensed interim financial report are the same as those applied by the Trust in its Financial Report as at, and for, the year ended 30 June 2018.

## Notes to Financial Statements

### Note 2. Summary of significant accounting policies (continued)

#### (b) Basis of preparation (continued)

##### **Statement of compliance**

The condensed interim financial statements are a general purpose financial report prepared in accordance with AASB 134 Interim Financial Reporting and the *Corporations Act 2001*.

The interim financial report does not include all the information required for a full annual financial report and should be read in conjunction with the annual financial report as at, and for, the year ended 30 June 2018.

The condensed interim financial statements comply with IAS 34 Interim Financial Reporting.

The condensed interim financial statements were authorised for issue by the directors as at the date of the directors' report. The Directors of the Responsible Entity have the power to amend and reissue the condensed interim financial statements.

### Note 3. Use of estimates and judgements

In preparing these interim financial statements, management may make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgments made by management in applying the accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual financial statements as at, and for, the year ended 30 June 2018.

#### Key sources of estimation uncertainty

##### 1. RNY Property Trust (ASX: RNY)

RNY has been valued at \$0.014 in the financial statements of the Trust, rather than the most recent traded prices. This is due to the following:

- While the last ASX traded price for RNY was \$0.006, this was on very limited traded volumes. In the period from 30 June 2018 to 31 January 2019 only \$19,280 (dollars) has traded on the ASX. Accordingly, Aurora considers that the recently traded prices have not occurred in a liquid market and therefore do not provide adequate price discovery.
- Under the terms of the loan modification negotiated with ACORE, all default interest that had been accruing since 1 January 2017, being the date when the loan went into default, was reversed. This totalled USD\$4.6 million.
- Aurora total ownership is 80.96% of which the Trust owns 68.3% of the units in RNY, which in turn owns 100% of RNY Australia LPT Corp (Maryland REIT) which in turn owns 75% of RNY Australia Operating Company LLC (US LLC). As at 31 December 2018, the Maryland REIT had advanced approximately USD \$4.2 million to RNY Australia AC Mezz Borrower LLC (less payables of circa US\$0.7million). On a wind up of the Maryland REIT, USD\$4.1 million would be available to RNY unitholders, with the Trust's 68.3% share amounting to USD\$2.8 million (AUD\$3.9 million), which is greater than the carrying value of the Trust's investment at 31 December 2018 of AUD\$2.5 million (based on \$0.014 per unit price).

## Notes to Financial Statements

### **Note 3. Use of estimates and judgements (continued)**

On 2 July 2018, Huntley received confirmation from ASIC that its request for a variation of its Australian Financial Services Licence had been approved, thereby enabling Huntley to become the responsible entity of RNY, replacing RAML, effective immediately. Also, as of such date, Huntley appointed Aurora Funds Management Limited as the Investment Manager of RNY.

On 8 February 2019, Aurora successfully extended the senior loan with ACORE for a further one year term. Aurora also obtained approval from ACORE to replace Winthrop with CBRE as property manager of the properties.

A capital raise is contemplated to fund the remaining obligations under the loan, to repay short term funding provided by Aurora and to support working capital requirements going forward. In the meantime, Aurora Property Buy Write Income Trust, in its capacity as RNY's majority shareholder, has provided a letter of support confirming that it will provide financial support to enable RNY to pay its debts as and when they fall due for at least 12 months from 20 September 2018, being the date of RNY's last auditors' report.

For the majority of the Trust's other financial instruments, quoted market prices are readily available. However, there may be certain financial instruments, for example, over-the-counter derivatives or unquoted securities which are fair valued using valuation techniques. Where valuation techniques are used to determine fair values, they are validated and periodically reviewed by experienced personnel of the Responsible Entity, independent of the team that created them. For more information on how fair value is calculated please see Note 4 to the financial statements.

For certain other financial instruments, including amounts due from/to brokers and payables, the carrying amounts approximate fair value due to the immediate or short-term nature of these financial instruments.

### **Note 4. Fair value measurement**

The Trust measures and recognises the following assets and liabilities at fair value on a recurring basis through profit or loss (FVTPL).

AASB 13 requires disclosure of fair value measurements by level of the following fair value hierarchy:

#### *Fair value hierarchy*

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: Unobservable inputs for the asset or liability.

#### **(i) Fair value in an active market (level 1)**

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs.

The Trust values its investments in accordance with the accounting policies within this note to the financial statements. For the majority of its investments, the Trust relies on information provided by independent pricing services for the valuation of its investments.

# Notes to Financial Statements

## Note 4. Fair value measurement (continued)

### (i) Fair value in an active market (level 1) (continued)

The quoted market price used for financial assets held by the Trust is the current bid price; the appropriate quoted market price for financial liabilities is the current asking price. When the Trust holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair values for the offsetting risk positions and applies this bid or asking price to the net open position, as appropriate.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

### (ii) Fair value in an inactive or unquoted market (level 2 and level 3)

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models, volume weighted average prices or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the end of the reporting period applicable for an instrument with similar terms and conditions.

For other pricing models, inputs are based on market data at the end of the reporting period. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions. The output of a model is always an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions the Trust holds.

The following tables detail the Trust's assets and liabilities, measured or disclosed at fair value as at the half-year ended 31 December 2018 and the year ended 30 June 2018, using a three-level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
31 December 2018				
<b>Financial assets</b>				
Financial assets designated at fair value through profit or loss:				
Listed equity securities	-	-	2,517,797	2,517,797
<b>Total financial assets</b>	-	-	2,517,797	2,517,797

## Notes to Financial Statements

### Note 4. Fair value measurement (continued)

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
30 June 2018				
<b>Financial assets</b>				
Financial assets designated at fair value through profit or loss:				
Listed equity securities	1,459,990	-	2,677,954	4,137,944
<b>Total financial assets</b>	1,459,990	-	2,677,954	4,137,944

Investments whose values are based on quoted market prices in active markets, and therefore classified within level 1, include active listed equities and certain listed unit trusts.

#### *Transfers between levels*

There have been no transfers between levels for the half-year ended 31 December 2018, and one transfer for the year ended 30 June 2018.

#### *Valuation inputs for Level 3 investments*

The Trust invests in listed securities trading as RNY. As disclosed in Note 3, the Trust and other associated entities of AFML hold 80.96% of the units in RNY. For the reasons disclosed in Note 3, the last traded price has not been adopted and the value of 1.4 cents per unit has been adopted.

## Notes to Financial Statements

### Note 5. Net assets attributable to unitholders

Movements in the number of units and net assets attributable to unitholders during the half-year and previous financial year were as follows:

	31 December 2018 No.	30 June 2018 No.	31 December 2018 \$	30 June 2018 \$
<b>Opening balance</b>	1,973,165	2,332,188	6,907,537	10,864,831
Applications	65,000	125,804	221,000	449,000
Redemptions	(14,604)	(504,874)	(49,139)	(2,179,687)
Buy backs	(4,296)	-	(9,510)	-
Units issued upon reinvestment of distributions	3,792	20,047	13,257	88,808
Increase/(decrease) in net assets attributable to unitholders	-	-	249,563	(2,315,415)
<b>Closing balance</b>	<b>2,023,057</b>	<b>1,973,165</b>	<b>7,332,708</b>	<b>6,907,537</b>

As stipulated within the Trust Constitution, each unit represents a right to an individual share in the Trust and does not extend to a right to the underlying assets of the Trust.

### Note 6. Distribution to unitholders

The distributions for the half-year were as follows:

	31 December 2018 \$	Half-year ended 31 December 2018 cpu	31 December 2017 \$	31 December 2017 cpu
Distributions paid	70,297	3.45	217,487	9.32
Distributions payable (31 December 2018 quarter)	69,741	3.44	189,910	8.95
<b>Total distributions</b>	<b>140,038</b>	<b>-</b>	<b>407,397</b>	<b>-</b>

#### *Accounting policy for distribution to unitholders*

The Trust distributes its distributable income in accordance with the Trust Constitution, to unitholders by cash or reinvestment. The distributions are recognised in profit or loss as finance costs attributable to unitholders. Unpaid amount is recognised in the Statement of Financial Position.

Income not distributed is included in net assets attributable to unitholders. Movements in net assets attributable to unitholders are recognised in the Statement of Profit or Loss and Other Comprehensive Income as finance costs.

## Notes to Financial Statements

### Note 7. Cash and cash equivalents

	As at	
	31 December 2018	30 June 2018
	\$	\$
Cash at bank	4,003	50,274
<b>Total cash and cash equivalents</b>	<b>4,003</b>	<b>50,274</b>

### Note 8. Receivables

	As at	
	31 December 2018	30 June 2018
	\$	\$
Loans receivable - related party	4,694,677	-
Interest receivable - related party	228,070	-
Insurance receivable	90,782	-
Other receivable	35,093	313,157
<b>Total receivables</b>	<b>5,048,622</b>	<b>313,157</b>

### Note 9. Financial assets held at fair value through profit or loss

	As at	
	31 December 2018	30 June 2018
	\$	\$
<b>Designated at fair value through profit or loss</b>		
Listed Australian equity securities	2,517,797	4,137,944
<b>Total financial assets held at fair value through profit or loss</b>	<b>2,517,797</b>	<b>4,137,944</b>

### Note 10. Related party transactions

#### *Responsible Entity*

The Responsible Entity of Aurora Property Buy-Write Income Trust is Aurora Funds Management Limited.

#### *Key management personnel unitholdings*

No key management personnel of Aurora Property Buy-Write Income Trust held units in the Trust.

#### *Key management personnel compensation*

Key management personnel are paid by Aurora Funds Management Limited. Payments made from the Trust to Aurora Funds Management Limited do not include any amounts directly attributable to the compensation of key management personnel.

## Notes to Financial Statements

### Note 10. Related party transactions (continued)

#### *Related party unitholdings*

The interests in the Trust held by other management investment schemes also managed by the Responsible Entity are shown as follows:

31 December 2018	No. of units held opening	No. of units held closing	Fair value of investment	Interest held	No. of units acquired	No. of units disposed	Distributions paid/payable by the Trust
Aurora Fortitude Absolute Return Fund	389,264	454,044	\$1,616,394	22.44%	64,780	-	\$31,284

#### 30 June 2018

Aurora Fortitude Absolute Return Fund	544,442	389,264	\$1,341,190	19.72%	83,990	239,168	\$169,592
---------------------------------------	---------	---------	-------------	--------	--------	---------	-----------

The interests in the Trust held by the Responsible Entity are shown as follows:

31 December 2018	No. of units held opening	No. of units held closing	Fair value of investment	Interest held	No. of units acquired	No. of units disposed	Distributions paid/payable by the Trust
Aurora Funds Management Limited	-	-	-	-	-	-	-

#### 30 June 2018

Aurora Funds Management Limited	19,169	-	-	-	-	19,169	\$5,419
---------------------------------	--------	---	---	---	---	--------	---------

#### *Other related party information*

##### Seventh Orion

Seventh Orion Pty Ltd as Trustee for the Aurora Investments Unit Trust (Seventh Orion) owns 100% of the ordinary shares of Aurora Funds Management Limited, being the Responsible Entity of Aurora Property Buy-Write Income Trust.

Seventh Orion Pty Ltd is 50% owned by John Patton, the Managing Director of Aurora Funds Management Limited.

## Notes to Financial Statements

### Directorships

Mr John Patton was appointed to the Boards of the following listed entities held by other managed investment schemes also managed by the Responsible Entity:

- Mr Patton was appointed to the Board of Keybridge Capital Limited as a Non-Executive Director on 10 August 2016 and was subsequently appointed to the role of Executive Chairman on 13 October 2016; and
- Mr Patton was appointed to the Board of Metgasco Limited as a Non-Executive Director on 19 September 2016.

### *Investments*

The Trust did not hold any investments in any schemes which are also managed by the Responsible Entity.

### *Responsible Entity's/manager's fees and other transactions*

Under the terms of the Trust Constitution, the Responsible Entity is entitled to receive fees, calculated by reference to the average daily net assets (excluding net assets attributable to unitholders) of the Trust as follows:

- Management fee payable to the Responsible Entity is 1.03% (including GST) per annum;
- Performance fee of 10.25% (including GST) per annum is applied to the total excess between the Total Unit Holder Return (TUR) and the RBA Cash Rate plus 1% daily. Performance fees are payable half-yearly.

The Trust announced via a fund update on its website that effective 8 August 2016, Aurora Funds Management Limited may begin charging all of its normal operating expenses to the Trust in accordance with the Trust's Constitution.

The transactions during the year and amounts payable at year end between the Trust and the Responsible Entity were as follows:

	Half-year ended	
	31 December 2018	31 December 2017
	\$	\$
Management fees for the half-year paid/payable by the Trust to the Responsible Entity	33,868	53,718
Recoverable costs of Responsible Entity for the half-year paid/payable by the Trust to the Responsible Entity	62,559	33,886
Other expenses reimbursed for the half-year paid/payable by the Trust to the Responsible Entity	58,646	280,025
Balance owing to the Responsible Entity at the end of the reporting period	107,034	143,194

No amounts were paid by the Trust directly to the key management personnel of Aurora Funds Management Limited.

### *Loans*

The Trust owns 68.3% of the units in RNY Property Trust, which in turn owns 100% of RNY Australia LPT Corp, which in turn owns 75% of RNY Australia Operating Company LLC. The Trust has advanced loans totalling \$4,765,399.65 to RNY Australia Operating Company LLC at 31 December 2018, denominated in \$USD. Interest is payable on these loans at 12% per annum. The loans are unsecured. For the half-year ended 31 December 2018 interest of \$228,070 is payable on the loans.

## Notes to Financial Statements

### Note 11. Other operating expenses

	Half-year ended	
	31 December 2018	31 December 2017
	\$	\$
ASX Fees	30,531	-
Bank fees	507	384
Interest charges	8,215	-
Recoverable costs of Responsible Entity	62,559	33,886
Legal fees	388	130,570
Recovery expenses	58,258	149,454
Other operating expenses	9,682	447
<b>Total other operating expenses</b>	<b>170,140</b>	<b>314,741</b>

### Note 12. Contingent assets and liabilities

There were no contingent assets and liabilities as at 31 December 2018 (30 June 2018: Nil).

### Note 13. Events after the reporting period

Other than the events mentioned in the Directors' Report, no significant events have occurred since the end of the reporting period which would impact on the financial position of the Trust disclosed in the Condensed Statement of Financial Position as at 31 December 2018 or on the results and cash flows of the Trust for the half-year ended on that date.

The most recent Net Asset Value (NAV) per unit disclosed to the ASX is \$3.56 per unit as at 27 February 2019.

## Director's Declaration

The Directors of the Responsible Entity declare that:

- (a) In the directors' opinion, there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable;
- (b) In the directors' opinion, the attached condensed financial statements are in compliance with International Financial Reporting Standards as stated in Note 2 to the condensed financial statements;
- (c) In the directors' opinion, the attached condensed financial statements and notes thereto are in accordance with *the Corporations Act 2001*, including compliance with accounting standards and giving a true and fair view of the financial position as at 31 December 2018 and of its performance for the financial half-year ended on that date; and
- (d) The directors have been given the declarations of the Responsible Entity made pursuant to s295(5) of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the directors.

On behalf of the Responsible Entity, Aurora Fund Management Limited.



John Patton  
Managing Partner  
28 February 2019

# Independent Auditor's Review Report

## To the Unitholders of Aurora Property Buy-Write Income Trust

### Report on the review of the half year financial report

#### Conclusion

We have reviewed the accompanying half year financial report of Aurora Property Buy-Write Income Trust (the Trust), which comprises the condensed statement of financial position as at 31 December 2018, and the condensed statement of profit or loss and other comprehensive income, condensed statement of changes in equity and condensed statement of cash flows for the half year ended on that date, a description of accounting policies, other selected explanatory notes, and the directors' declaration.

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the half year financial report of Aurora Property Buy-Write Income Trust does not give a true and fair view of the financial position of the Trust as at 31 December 2018, and of its financial performance and its cash flows for the half year ended on that date, in accordance with the *Corporations Act 2001*, including complying with Accounting Standard AASB 134 *Interim Financial Reporting*.

#### Directors' responsibility for the half year financial report

The Directors of the Responsible Entity are responsible for the preparation of the half year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the half year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

#### Auditor's responsibility

Our responsibility is to express a conclusion on the half year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Trust's financial position as at 31 December 2018 and its performance for the half year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations*

*Regulations 2001*. As the auditor of Aurora Property Buy-Write Income Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### **Independence**

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.



Grant Thornton Audit Pty Ltd  
Chartered Accountants



B A Mackenzie

Partner – Audit & Assurance

Melbourne, 28 February 2019