



27 September 2018

BY ELECTRONIC LODGEMENT

Company Announcements
ASX Limited
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

AURORA
FUNDS MANAGEMENT

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UPDATE TO RESULTS FOR ANNOUNCEMENT TO THE MARKET

Aurora Funds Management Limited, as responsible entity for Aurora Property Buy-Write Income Trust, lodged an Appendix 4E Preliminary Final Report with the ASX on 31 August 2018.

The Annual Report of the Aurora Property Buy-Write Income Trust for the year ended 30 June 2018 was signed by the Directors of Aurora Funds Management Limited, in its capacity as responsible entity for the Aurora Property Buy-Write Income Trust, on 27 September 2018, a copy of which is attached.

Yours sincerely,

Adrian Tilley
Company Secretary
Aurora Funds Management Limited as responsible entity for
Aurora Property Buy-Write Income Trust

Aurora Property Buy-Write Income Trust
ARSN 125 153 648

Annual Report
For the year ended 30 June 2018

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Directors' 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 annual report together with the financial statements of the Trust for the year ended 30 June 2018.

Principal activities

The Trust invests in equities and derivatives, in accordance with the provision of the Trust Constitution and the current Product Disclosure Statement ("PDS"). On 22 March 2018 as a consequence of its investment in the ASX listed RNY Property Trust (RNY), the trust amended its Investment Strategy to allow investments in unlisted property related equity and debt instruments, specifically in relation to RNY's existing North American assets.

The Trust did not have any employees during the 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 year.

Directors

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

John Patton
Victor Siciliano (appointed 9 January 2018)
Anthony Hartnell AM (appointed 2 March 2018)
Jeffrey E. Schwarz (appointed 25 July 2017 and resigned 31 May 2018)
Betty Poon (terminated 25 November 2017)
Jim Hallam (resigned 25 July 2017)

Units on issue

	2018	2017
At 30 June	1,973,165	2,332,188

Review and results of operations

During the 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.

Financial results for the year

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

	2018	2017
	\$	\$
Operating profit before finance costs attributable to unitholders	(1,667,115)	(1,212,934)
Distributions paid and payable	(648,300)	(992,375)
Distribution (cents per unit) 30 September	9.32	11.38
Distribution (cents per unit) 31 December	8.95	10.90
Distribution (cents per unit) 31 March	8.68	10.48
Distribution (cents per unit) 30 June	4.03	10.00

Financial position

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

	2018	2017
	\$	\$
At 30 June	3.5007	4.6586
High during period	4.5995	5.7663
Low during period	3.4474	4.5250

Directors' Report

Reconciliation of net assets for unit pricing and financial reporting purposes

The key differences between net assets for unit pricing purposes and net assets as reported in the financial statements prepared under Accounting Australian Standards are outlined below:

	2018 \$	2017 \$
Net assets for unit pricing purposes	6,987,056	11,096,399
Difference between net assets for unit pricing purposes and bid/ask price held at fair value through profit or loss	-	-
Distribution payable	(79,519)	(233,219)
Other adjustments	-	1,650
Net assets under Australian Accounting Standards	6,907,537	10,864,830

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 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 Trust updates announced on the ASX.

Strategy and Future Outlook

The Trust is predominantly invested in listed equities, 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

Funds taken without proper authority and termination of Aurora Funds Management Limited ("AFML") key personnel member

On 25 November 2017, AFML became aware that \$1 million had been misappropriated from its bank account without proper authority and immediately terminated key personnel member Mrs Poon. Mrs Poon was a Director, Company Secretary and Chief Financial Officer of AFML. The subsequent detailed fraud investigation, conducted by external independent consultants, did not identify any further misappropriations from AUP. However, misappropriations from Aurora's corporate bank account by the same individual, were identified, dating back to before Aurora's change of ownership on 30 June 2016.

On 26 March 2018, Aurora in its own capacity, fully repaid the \$1 million of funds misappropriated from AUP. In addition, AUP has also been compensated by Aurora for the lost earnings on these misappropriated funds.

RNY Property Trust (ASX: RNY)

On 30 June 2018, Aurora's total ownership is 80.96% of which AUP owns 78.20% of the units in RNY of the units of RNY.

Over the last nine months Aurora has been working to preserve the value of its investment in RNY by negotiating with the US lender of the underlying five (5) US commercial properties held by RNY fund.

Directors' Report

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 year

RNY Property Trust

On 2 July 2018, Huntley Management Limited ("HML") replaced RNY Australia Management Limited (RAML) as responsible entity (RE) of RNY. Following the change of RE, HML appointed Aurora Funds Management as the investment manager of RNY.

Aurora, in its capacity as Investment Manager of RNY, has successfully executed a loan modification deed with RNY's financier, Acore Capital, curing the existing loan default over the portfolio of property assets.

Other than the changes mentioned above, no other matters or circumstances have arisen since 30 June 2018 that have 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.

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.

Fees paid and interests held in the Trust by the Responsible Entity or its associates

Fees paid to the Responsible Entity and its associates out of Trust property during the year are disclosed in the Statement of Profit or Loss and Other Comprehensive Income as "Management fees" and "Performance fees".

No fees were paid out of Trust property to the Directors of the Responsible Entity during the year.

The number of units in the Trust held by the Responsible Entity or its associates at the end of the financial year are disclosed in Note 14 to the financial statements.

Interests in the Trust

The movement in units on issue in the Trust during the year is disclosed in Note 10 of the 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 Notes to the financial statements.

Environmental regulation

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

Information about the directors

The following persons were Directors during the year and were Directors of the Responsible Entity during the whole or part of the year and up to the date of this report.

Directors' Report

Name: **John Patton**
Title: Executive Director, Managing Director
Qualifications: Bachelor of Economics (Accounting), Chartered Accountant, Graduate Diploma in Applied Finance and Investment
Experience and expertise: John was appointed as Managing Director of Aurora Funds Management Limited on 30 June 2016. John was previously a partner with Ernst & Young in the Transactions Advisory Services division and has over 25 years of professional services and industry experience. John has extensive corporate finance credentials, having been involved in over 250 corporate transactions, including mergers & acquisitions, structuring, debt & equity raisings, IPO's, management buy-outs, valuations, due diligence, financial modeling, restructuring and corporate advisory.
Other current directorships: Keybridge Capital Limited; Metgasco Ltd
Former directorships (in the last 3 years): None
Special responsibilities: Managing Director
Interests in units: None

Name: **Victor Siciliano**
Title: Executive Director
Qualifications: Bachelor of Business (Banking & Finance), Master of Applied Finance (Investment Management), RG146 compliant.
Experience and expertise: Victor was appointed as Executive Director of Aurora Funds Management Limited on 9 January 2018. Victor has over 9 years' equity market experience, most recently as portfolio manager of the HHY Fund at Keybridge Capital Limited. Prior to this, Victor was employed as an assistant portfolio manager at boutique fund manager Sterling Equity and as an investment advisor at Macquarie Group.
Other current directorships: None
Former directorships (in the last 3 years): None
Special responsibilities: Investment Manager
Interests in units: None

Name: **Anthony Hartnell AM**
Title: Non-Executive Director
Qualifications: BEc LLB (Hons) (ANU), LLM (Highest Hons) (George Washington University)
Experience and expertise: Anthony was appointed as Non-Executive Director of Aurora Funds Management Limited on 2 March 2018. Anthony has over 30 years of legal experience with expertise in Corporate and Commercial Law, particularly, regulatory issues, corporate financing, takeovers, trade practices and collective investments, with more recent emphasis on investigations and enforcement actions.
Other current directorships: Molopo Energy Limited, Allegra Orthopaedics Limited and Parnell Pharmaceuticals Holdings Ltd.
Former directorships (in the last 3 years): None
Special responsibilities: Member of Compliance Committee, Chairman
Interests in units: None

'Other current directorships' quoted above are current directorships for listed entities only and excludes directorships of all other types of entities, unless otherwise stated.

'Former directorships (last 3 years)' quoted above are directorships held in the last 3 years for listed entities only and excludes directorships of all other types of entities, unless otherwise stated.

Directors' Report

Information on directors (continued)

Board and Committee meetings

Director	Full Board		Compliance Committee	
	Held	Attended	Held	Attended
John Patton	26	26	-	-
Victor Siciliano	7	7	-	-
Anthony Hartnell AM	5	4	4	1*
Jeffrey E. Schwarz	23	22	-	-
Betty Poon	11	11	4	1**
Jim Hallam	4	4	-	-

Held: represent the number of meetings held during the time the director held office.

* Anthony Hartnell was appointed to the Compliance Committee on 20 June 2018.

** Betty Poon was terminated on 27 November 2017.

*** John Patton was appointed to the Compliance Committee on 29 August 2018.

Interests held by the Responsible Entity and Directors

The number of units in the Trust held by the Responsible Entity, their related parties and Directors at the date of this report are disclosed in Note 14 to the financial statements.

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 year.

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



John Patton
Managing Director
27 September 2018
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 audit of Aurora Property Buy-Write Income Trust for the year ended 30 June 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 audit; and
- b no contraventions of any applicable code of professional conduct in relation to the audit.



Grant Thornton Audit Pty Ltd
Chartered Accountants



B A Mackenzie
Partner - Audit & Assurance

Melbourne, 27 September 2018

Financial Statement

Statement of profit or loss and other comprehensive income For the year ended 30 June 2018

	Note	2018 \$	2017 \$
Investment Income			
Interest income		35,479	30,963
Dividend and distribution income		253,376	713,129
Other income		11,828	123,316
Net gains/(losses) on financial instruments held at fair value through profit or loss		(1,338,352)	(1,677,300)
Total net investment income/(loss)		(1,037,669)	(809,892)
Expenses			
Management fees	14	84,271	124,236
Legal Fees		224,165	-
Transaction costs		2,630	21,853
Other operating expenses	12(a)	318,380	196,730
Unitholder meeting costs	12(b)	-	60,223
Total operating expenses		629,446	403,042
Operating profit/(loss) for the year		(1,667,115)	(1,212,934)
Finance costs attributable to unitholders			
Distributions to unitholders	11	(648,300)	(992,375)
Decrease in net assets attributable to unitholders		2,315,415	2,205,309
Profit/(loss) for the year		-	-
Other comprehensive income for the year		-	-
Total comprehensive income for the year		-	-
Earnings/(loss) per unit (basic/ diluted)		(0.845)	(0.517)

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

Financial Statement

Statement of financial position As at 30 June 2018

		2018 \$	As at Restated 2017 \$	2017 ⁽¹⁾ \$
Assets				
Cash and cash equivalents	8	50,274	2,283,179	3,283,179
Dividends Receivable		-	266,822	266,822
Deposit advanced to RNY		2,802,161	-	-
Receivables		313,157	1,082,812	82,812
Financial assets held at fair value through profit or loss	9	4,137,944	7,521,202	7,521,202
Total assets		7,303,536	11,154,015	11,154,015
Liabilities				
Distributions payable	11	79,519	233,219	233,219
Other payables		316,480	55,965	55,965
Total liabilities (excluding net assets attributable to unitholders)		395,999	289,184	289,184
Net assets attributable to unitholders – liability	10	6,907,537	10,864,831	10,864,831
Liabilities attributable to unitholders		(6,907,537)	(10,864,831)	(10,864,831)
Net assets		-	-	-

(1) As disclosed in Note 8 (note above), on 25 November 2017, AFML as RE became aware of a fraud of \$1m that occurred on 15 February 2017 that was incorrectly classified as a cash and cash equivalent as at 30 June 2017 when in fact it should have been an insurance receivable due to it being misappropriated. This error has been rectified by restating the affected financial statement line items for prior periods.

The above statement of financial position should be read in conjunction with the accompanying notes.

Financial Statement

Statement of changes in equity For the year ended 30 June 2018

	Note	2018 \$	2017 \$
Balance at the beginning of the financial year			
Profit/(loss) for the year		-	-
Other comprehensive income		-	-
Total comprehensive income		-	-
Transactions with unitholders in their capacity as unitholders		-	-
Total equity at the end of the financial year		-	-

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 statement of changes in equity should be read in conjunction with the accompanying notes.

Financial Statement

Statement of cash flows For the year ended 30 June 2018

	Note	2018 \$	2017 \$
Cash flows from operating activities			
Proceeds from sale of financial instruments held at fair value through profit or loss		7,753,588	18,781,846
Purchase of financial instruments held at fair value through profit or loss		(5,774,491)	(16,172,893)
Deposit advanced to RNY		(2,706,128)	-
Transaction costs on sale and purchase of financial instruments		(2,630)	(21,853)
Dividends and distributions received		520,198	681,959
Interest received		36,995	29,481
Other income received		-	123,317
GST recovered/(paid)		(516)	(36,867)
Legal fees paid		(224,165)	(125,569)
Performance fees paid		(90,355)	(91,488)
Other operating expenses paid		(312,505)	(242,890)
Net cash inflow/(outflow) from operating activities	15(a)	(800,009)	2,925,043
Cash flows from financing activities			
Proceeds from applications by unitholders		531,493	4,060,911
Payments for redemptions by unitholders		(2,162,388)	(2,958,358)
Payments for share buy backs		-	(199,409)
Distributions paid		(802,001)	(860,169)
Net cash inflow/(outflow) from financing activities		(2,432,896)	42,975
Net increase/(decrease) in cash and cash equivalents		(3,232,905)	2,968,018
Cash and cash equivalents at the beginning of the year		3,283,179	315,161
Cash and cash equivalents at the end of the year	8	50,274	3,283,179
Non-cash financing activities	15(b)	88,809	137,049

The above statement of cash flows should be read in conjunction with the accompanying notes.

Notes to Financial Statements

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Notes to Financial Statements

Note 1. General information

These financial statements cover Aurora Property Buy-Write Income Trust (the "Trust") as an individual entity. The Trust commenced operations on 19 July 2007, 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 3000. The financial statements are presented in Australian currency.

It is recommended that these 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 year ended 30 June 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 financial year were managing its investment strategy in accordance with its investment strategy, the provisions of the Trust Constitution, the Product Disclosure Statement and any Trust updates.

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

Note 2. Adoption of new and revised Accounting Standards

New, revised or amending Accounting Standards and Interpretations adopted

The Trust has adopted all of the new, revised or amending Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new, revised or amending Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Trust for the annual reporting period ended 30 June 2018. The Trust's assessment of the impact of these new or amended Accounting Standards and Interpretations, most relevant to the Trust, are set out below.

AASB 9 Financial Instruments

This standard is applicable to annual reporting periods beginning on or after 1 January 2018. This standard replaces all previous versions of AASB 9 and completes the project to replace IAS 39 'Financial Instruments: Recognition and Measurement'. AASB 9 introduces new classification and measurement models for financial assets. New simpler hedge accounting requirements are intended to more closely align with the risk management activities of the Trust. New impairment requirements will use an 'expected credit loss' ('ECL') model to recognize an allowance.

When this standard is first adopted for the year ending 30 June 2019, there will be no material impact on the transactions and balances recognised in the financial statements.

Notes to Financial Statements

Note 2. Adoption of new and revised Accounting Standards (continued)

AASB 15 Revenue from Contracts with Customers

This standard is applicable to annual reporting periods beginning on or after 1 January 2018. The standard provides a single standard for revenue recognition. The core principle of the standards is that an entity will recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The standard will require: contracts (either written, verbal or implied) to be identified, together with the separate performance obligations within the contract; determine the transaction price, adjusted for the time value of money excluding credit risk; allocate the transaction price to the separate performance obligations on a basis of relative stand-alone selling price of each distinct good or service, or estimation approach if no distinct observable prices exist; and recognise revenue when each performance obligation is satisfied. Credit risk will be presented separately as an expense rather than adjusted to revenue. For goods, the performance obligation would be satisfied when the customer obtains control of the goods. For services, the performance obligation is satisfied when the service has been provided, typically for promises to transfer services to customers. For performance obligations satisfied over time, an entity would select an appropriate measure of progress to determine how much revenue should be recognised as the performance obligation is satisfied. Contracts with customers will be presented in an entity's statement of financial position as a contract liability, a contract asset, or a receivable, depending on the relationship between the entity's performance and the customer's payment. Sufficient quantitative and qualitative disclosure is required to enable users to understand the contracts with customers; the significant judgements made in applying the guidance to those contracts; and any assets recognised from the costs to obtain or fulfil a contract with a customer.

When this standard is first adopted for the year ending 30 June 2019, there will be no material impact on the transactions and balances recognised in the financial statements.

Note 3. Significant accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out either in the respective notes or below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the *Corporations Act 2001*, as appropriate for for-profit oriented entities. These financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board ('IASB').

The financial statements have been prepared on the basis of fair value measurement of assets and liabilities, except where otherwise stated.

The Statement of Financial Position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and do not distinguish between current and non-current. All balances are expected to be recovered or settled within twelve months, except for investments in financial assets and net assets attributable to unitholders. The amount expected to be recovered or settled within twelve months after the end of each reporting period cannot be reliably determined.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Trust's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 4.

Receivables

Receivables may include amounts for dividends, interest, trust distributions and securities sold where settlement has not yet occurred. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued at the end of each reporting period from the time of last payment. Amounts are generally due for settlement within 30 days of being recorded as receivables.

Notes to Financial Statements

Note 3. Significant accounting policies (continued)

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for impairment of trade receivables is raised when there is objective evidence that the Trust will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation and default or delinquency in payments (more than 30 days overdue) are considered indicators that the trade receivable may be impaired. The amount of the impairment allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

The amount of the impairment loss is recognised in the Statement of Profit or Loss and Other Comprehensive Income within other expenses. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the Statement of Profit or Loss and Other Comprehensive Income.

Due from/to brokers

Amounts due from/to brokers represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet delivered by the end of the year. Trades are recorded on trade date, and for equities normally settled within two business days. A provision for impairment of amounts due from brokers is established when there is objective evidence that the Trust will not be able to collect all amounts due from the relevant broker. Indicators that the amount due from brokers is impaired include significant financial difficulties of the broker, probability that the broker will enter bankruptcy or financial reorganisation and default in payments.

Payables

All expenses, including Responsible Entity's fees, management fees, audit and tax fees and other operating expenses are recognised in the Statement of Profit or Loss and Other Comprehensive Income on an accrual basis. Unpaid amount is recognised in the Statement of Financial Position as other payables.

Investment income

Interest income is recognised in profit or loss for all financial instruments that are not held at fair value through profit or loss using the effective interest method. Interest income on assets held at fair value through profit or loss is included in the net gains/(losses) on financial instruments.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or liability. When calculating the effective interest rate, the Trust estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees paid or received between the parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts when it is probable that the economic benefit will flow to the Trust and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable.

Dividend income is recognised on the ex-dividend date, inclusive of any related foreign withholding tax. The Trust currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded net of withholding tax in the Statement of Profit or Loss and Other Comprehensive Income.

Dividends declared on securities sold short are recorded as a dividend expense on the ex-dividend date. Trust distributions are recognised on an entitlements basis.

Notes to Financial Statements

Note 3. Significant accounting policies (continued)

Expenses

All expenses, including Responsible Entity's fees, management fees, audit and tax fees and other operating expenses are recognised in the Statement of Profit or Loss and Other Comprehensive Income on an accrual basis.

Goods and Services Tax ('GST')

The GST incurred on the costs of various services provided to the Trust by third parties, have been passed onto the Trust. The Trust qualifies for Reduced Input Tax Credits (RITCs) at a rate of 55% or 75%; hence management fees and other expenses have been recognised in the Statement of Profit or Loss and Other Comprehensive Income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the Statement of Financial Position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.

Income tax

Under current legislation, the Trust is not subject to income tax as unitholders are presently entitled to the income of the Trust. The benefit of imputation credits and foreign tax paid is passed on to unitholders.

Foreign currency translation

(i) Functional and presentation currency

Items included in the Trust's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar, which reflects the currency of the economy in which the Trust competes for funds and is regulated. The Australian dollar is also the Trust's presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at year end exchange rates, of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Profit or Loss and Other Comprehensive Income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported in the Statement of Profit or Loss and Other Comprehensive Income on a net basis within net gains/(losses) on financial instruments held at fair value through profit or loss.

3.a Restatement of prior period results

On 25 November 2017, Aurora Funds Management Limited (AFML) as RE became aware that approximately \$1 million of funds belonging to the Aurora Property Buy-Write Income Trust (AUP) had been withdrawn from its bank account without proper authority. Later investigations revealed that the \$1 million of misappropriated funds occurred on 15 February 2017. The matter was immediately reported to the Victorian Police at the time.

On 26 March 2018, AUP made an ASX Announcement advising that AFML, in its own capacity, had fully repaid the \$1 million of funds misappropriated from AUP and also compensated AUP for the lost earnings on the misappropriated funds.

This fraud has required the prior periods to be restated. The \$1million was incorrectly classified as a cash and cash equivalent as at 30 June 2017 when in fact it should have been an insurance receivable due to it being misappropriated. This error has been rectified by restating the affected financial statement line items for prior periods.

Notes to Financial Statements

Note 4. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements require management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

RNY has been valued at \$0.013 in the financial statements of AUP, 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 1 January 2018 to 30 June 2018 only \$19,886 (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.
- As per the current terms of the loan provided to RNY Australia Operating Company LLC (US LLC), the loan is non-recourse to the US LLC and RNY. Since 1 January 2017, the loan has been in default with the US LLC accruing default interest which as at 30 June 2018 totalled USD\$4.4 million.
- Aurora total ownership is 80.96% of which AUP owns 78.20% 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) (refer org chart). As at 30 June 2018, the Maryland REIT had unencumbered cash of approximately USD \$4.2 million (less payables of circa US\$0.67million as at 30 June 2018). On a wind up of the Maryland REIT, the cash available to RNY unitholders would be approximately USD\$3.5 million, with Aurora's 80.96% share amounting to USD\$2.8 million (AUD\$3.9 million), which is greater than the carrying value of AUP's investment at 30 June 2018 of AUD\$2.6 million (based on \$0.013 per unit price).

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. Following these developments, RAML's affiliates, who had previously provided various services to the properties (e.g. property management and leasing) immediately tendered their resignations from such roles, providing 30 days notice which ceased on 2 August 2018. As of 2 August 2018, the property manager of the properties is Winthrop (based in the US).

On 16 July 2018, Aurora Funds Management Limited, in its capacity as Investment Manager of RNY, negotiated a letter of intent with RNY's US financier, ACORE, to modify the existing loan and cure existing loan default.

On 30 August 2018, Aurora successfully executed a loan modification deed with RNY's US lender, ACORE Capital (Lender), providing RNY with the opportunity to cure the existing loan default over the portfolio of five (5) office properties in the New York Tri-State area.

The key terms of the loan modification include:

- RNY Australia Operating Company (US LLC), which is 75% owned by RNY, has paid down the existing loan by USD\$7.4 million using USD\$4.7 million of existing cash reserves within the Group and its related entities subsequent to the period end, with the balance provided by way of short-term loan from Aurora;
- A further USD\$1.25 million is required to be paid down on 15 November 2018;
- A further USD\$1.5 million is required to replenish Lender reserve accounts, short term funding and costs associated with the default and modification;

Notes to Financial Statements

Note 4. Critical accounting judgements, estimates and assumptions (continued)

Upon receipt of these loan pay-downs and replenishment of the Lender reserve accounts the Lender has agreed to waive USD\$4.4 million in accrued default interest contingent on there being no further default;

- The interest rate margin will remain unchanged;
- The Lender will also provide a facility of USD\$16.6 million to fund the capital expenditure and leasing costs associated with RNY's proposed turnaround strategy;
- The Lender will make available US\$400k per annum for the Trust's operating expenditure.

As a requirement of the loan modification, the Lender required Aurora to acquire the 25% minority interest held by RXR in the US LLC, which was completed on 15 August 2018.

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 the date of RNY's 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 6 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 5. Operating segments

Identification of reportable operating segments

The Trust comprised the single business segment which operates solely in the business of investment management within Australia. While the Trust operates within Australia only (the geographical segment), the Trust may have asset exposures in different countries and across different industries.

Operating segment information

As the Trust operates in a single business and geographic segment, these financial statements represent the required financial information of that segment.

Accounting policy for operating segments

Operating segments are presented using the 'management approach', where the information presented is on the same basis as the internal reports provided to the Chief Operating Decision Makers ('CODM') which has been identified as the Board of Directors. The CODM is responsible for the allocation of resources to operating segments and assessing their performance.

Notes to Financial Statements

Note 6. Financial Instruments

Capital risk management

The Trust considers its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Trust is subject to daily applications and redemptions at the discretion of unitholders.

Daily applications and redemptions are reviewed relative to the liquidity of the Trust's underlying assets on a daily basis by the Responsible Entity. Under the terms of the Trust Constitution, the Responsible Entity has the discretion to reject an application for units and to defer or adjust a redemption of units if the exercise of such discretion is in the best interests of unitholders.

Financial risk management

The Trust's activities expose it to a variety of financial risks which is reflected in the Trust's net gains/losses: market risk (including price risk, currency risk and interest rate risk), credit risk and liquidity risk.

The Trust's overall risk management program focusses on ensuring compliance with the Trust's Product Disclosure Statement and seeks to maximize the returns derived for the level of risk to which the Trust is exposed. Financial risk management is carried out by the investment management department of the Responsible Entity under policies approved by the Board of Directors of the Responsible Entity ("the Board").

The Trust uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate, ageing analysis for credit risk and beta analysis in respect of investment portfolios to determine market risk.

(a) Market risk

(i) Price risk

Price risk is the risk that the value of the Trust's investment portfolio will fluctuate as a result of changes in market prices. This risk is managed by the Responsible Entity through ensuring that all activities are transacted in accordance with mandates, overall investment strategy and within approved limits. Market price risk analysis is conducted regularly by the investment manager on a total portfolio basis, which includes the effect of any derivatives.

The Trust is exposed to equity securities and derivative securities price risk. This arises from investments held by the Trust for which prices in the future are uncertain. Investments are classified in the Statement of Financial Position as at fair value through profit or loss. All securities investments present a risk of loss of capital. Except for equities sold short, the maximum risk resulting from financial instruments is determined by the fair value of the financial instruments. Possible losses from equities sold short can be unlimited.

A sensitivity analysis was performed showing how the effect of a 10% increase (2017: 10%) and a 10% decrease (2017: 10%) in market prices would have increased/decreased the impact on operation profit/net assets attributable to unitholders as at 30 June 2018. The results of this analysis are disclosed in Note 6(b).

(ii) Foreign exchange risk

Foreign exchange risk arises as the value of monetary securities denominated in other currencies will fluctuate due to changes in exchange rates.

The Trust has no direct exposure to foreign currency and no sensitivity analysis was performed.

(iii) Cash flow and fair value interest rate risk

The Trust is exposed to cash flow interest rate on financial instruments with variable interest rates.

Notes to Financial Statements

Note 6. Financial Instruments (continued)

The Trust's interest bearing financial assets expose it to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The risk is measured using sensitivity analysis. The only financial assets held by the Trust subject to interest rate risk are cash and cash equivalents.

The Trust has direct exposure to interest rate changes on the valuation and cash flows of its interest bearing assets and liabilities. However, it may also be indirectly affected by the impact of interest rate changes on the earnings of certain companies in which the Trust invests and impact on the valuation of certain assets that use interest rates as input in their valuation model. Therefore, the sensitivity analysis may not fully indicate the total effect on the Trust's net assets attributable to unitholders of future movements in interest rates.

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. There is no significant direct interest rate risk in the Trust as the Trust does not hold interest rate sensitive financial instruments. The interest rates on deposits at bank and on bank overdrafts are both rates referenced to RBA cash rate.

A sensitivity analysis was performed showing how the effect of a 100 basis point increase (2017: 100 basis point) and a 100 basis point decrease (2017: 100 basis point) in interest rates on cash and cash equivalents would have increased/decreased the impact on operating profit/net assets attributable to unitholders as at 30 June 2018. The results of this analysis are disclosed in Note 6(b).

The table below summarises the Trust's exposure to interest rate risks. It includes the Trust's assets and liabilities at fair value, categorised by the earlier of contractual repricing or maturity dates.

30 June 2018	Floating interest rate	Fixed interest rate	Non interest bearing	Total
Financial assets	AUD	AUD	AUD	AUD
Cash and cash equivalents/(bank overdraft)	50,274	-	-	50,274
Deposits advanced to RNY	-	-	2,802,161	2,802,161
Receivables	-	-	313,157	313,157
Financial assets held at fair value through profit or loss	-	-	4,137,944	4,137,944
Financial liabilities				
Distribution payable	-	-	(79,519)	(79,519)
Financial liabilities held at fair value through profit or loss	-	-	-	-
Other payables	-	-	(316,480)	(316,480)
Net exposure	50,274	-	6,857,263	6,907,537

Notes to Financial Statements

Note 6. Financial Instruments (continued)

	Floating interest rate	Fixed interest rate	Non interest bearing	Total
30 June 2017				
Financial assets	AUD	AUD	AUD	AUD
Cash and cash equivalents/(bank overdraft)	3,283,179	-	-	3,283,179
Dividends receivable	-	-	266,822	266,822
Receivables	-	-	82,812	82,812
Financial assets held at fair value through profit or loss	-	-	7,521,202	7,521,202
Financial liabilities				
Distribution payable	-	-	(233,219)	(233,219)
Financial liabilities held at fair value through profit or loss	-	-	-	-
Other payables	-	-	(55,965)	(55,965)
Net exposure	3,283,179	-	7,581,652	10,864,831

(b) Price risk and Interest rate risk

The following table summarises the sensitivity of the Trust's operating profit and net assets attributable to unitholders to the price risk and interest rate risk. The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates, foreign exchange rates and historical market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market shocks resulting from changes in the performance of and/or correlation between the performance of the economies, markets and securities in which the Trust invests. As a result, historic variations in risk variables should not be used to predict future variations in the risk variables.

	Price Risk		Interest Rate Risk	
	Impact on operating profit/net assets attributable to unitholders			
	-10%	+10%	-100 bps	+100 bps
	\$	\$	\$	\$
30 June 2018	(413,794)	413,794	(503)	503
30 June 2017	(752,120)	752,120	(32,833)	32,833

In determining the impact of an increase/decrease in net assets attributable to unitholders arising from market risk, the Responsible Entity has considered prior period and expected future movements of the portfolio information in order to determine a reasonably possible shift in assumptions.

(c) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Trust.

The main concentration of credit risk to which the Trust is exposed arises from cash and cash equivalents and amounts due from other receivables.

Concentrations of credit risk are minimised primarily by:

- ensuring counterparties, together with the respective credit limits, are approved; and
- ensuring transactions are undertaken with a large number of counterparties.

Notes to Financial Statements

Note 6. Financial Instruments (continued)

The Trust has a prime brokerage agreement with Interactive Brokers, the Trust's prime broker, and some of the Trust's assets will be pledged as collateral for amounts drawn under the overdraft facility. There was no overdraft position as at 30 June 2018 (2017: nil).

Certain assets of the Trust will be held by the Custodian in segregated accounts together with assets deposited by it on behalf of other customers of the Custodian or Prime Broker. Such assets will not be mixed with the property of the Custodian or the Prime Broker and should not be available to third party creditors of the Custodian or Prime Broker in the event of insolvency of the Custodian or Prime Broker (as the case may be). However, the assets of the Trust held by a Custodian will be subject to a charge to secure the Trust's obligations to the Prime Broker.

The main concentration of credit risk to which the Trust is exposed arises from cash and cash equivalents.

The Trust has credit risk exposure to the banks (Westpac and Interactive Brokers) that hold the Trust's cash assets at 30 June 2018.

An analysis of exposure by rating is set out in the table below:

	2018 \$	2017 \$
Rating		
AA	50,040	1,265,245
BBB	234	2,017,934
Total	50,274	3,283,179

(i) Settlement of securities transactions

All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered low, as delivery of securities sold is only made once the broker has received payment. Payment is made once purchase on the securities have been received by the broker. The trade will fail if either party fails to meet its obligations.

(ii) Cash and cash equivalents

The exposure to credit risk for cash and cash equivalents is considered low as all counterparties have a rating of BBB or higher. In accordance with the Trust's Constitution, the investment manager monitors the Trust's credit position of a daily basis, and the Board of Directors reviews it on a quarterly basis.

(iii) Other

The Trust is not materially exposed to credit risk on other financial assets.

The maximum exposure to credit risk at the end of each reporting period is the carrying amount of the financial assets. None of these assets are impaired nor past due but not impaired.

(d) Liquidity risk

Liquidity risk is the risk that the Trust may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Trust is exposed to daily cash redemptions of redeemable units and daily margin calls on derivatives. It therefore primarily holds investments that are traded in an active market and can be readily disposed. Only a limited proportion of its assets are held in investments not actively traded on a stock exchange.

Notes to Financial Statements

Note 6. Financial Instruments (continued)

The majority of the Trust's listed securities are considered readily realisable, as they are listed on the Australian Securities Exchange.

Derivatives may also be used to improve the efficiency of implementing the investment strategy. Derivatives will only be held for a short period of time. The investment manager may not use derivatives or borrowings to gear the portfolio.

In order to manage the Trust's overall liquidity, the Responsible Entity has the discretion to reject an application for units and to defer or adjust a redemption of units if the exercise of such discretion is in the best interests of unitholders. Units are redeemed on demand at the unitholder's option. However, the Board does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as holders of these instruments typically retain them for the medium to long term.

The table below analyses the Trust's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period. The amounts in the table are the contractual undiscounted cash flows.

30 June 2018	Less than 1 month	1-6 months	6-12 months	1-2 years	Total
Liabilities					
Distribution payable	79,519	-	-	-	79,519
Financial liabilities held at fair value through profit or loss	-	-	-	-	-
Other payables	-	316,480	-	-	316,480
Net assets attributable to unitholders	-	6,907,537	-	-	6,907,537
Contractual cash flows (excluding gross settled derivatives)	79,519	7,224,017	-	-	7,303,536
30 June 2017	Less than 1 month	1-6 months	6-12 months	1-2 years	Total
Liabilities					
Distribution payable	233,219	-	-	-	233,219
Financial liabilities held at fair value through profit or loss	-	-	-	-	-
Other payables	55,965	-	-	-	55,965
Net assets attributable to unitholders	-	10,864,831	-	-	10,864,831
Contractual cash flows (excluding gross settled derivatives)	289,184	10,864,831	-	-	11,154,015

(e) Fair value of financial instruments

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.

Notes to Financial Statements

Note 6. Financial Instruments (continued)

(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 set out in this note. For the majority of its investments, the Trust relies on information provided by independent pricing services for the valuation of its investments.

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 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, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

30 June 2018	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Financial assets				
Financial assets designated at fair value through profit or loss:				
Listed equity securities	1,459,990	-	2,677,954	4,137,944
Total financial assets	1,459,990	-	2,677,954	4,137,944
Financial liabilities				
Financial liabilities held for trading:				
Derivatives	-	-	-	-
Total financial liabilities	-	-	-	-

Notes to Financial Statements

Note 6. Financial Instruments (continued)

30 June 2017	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Financial assets				
Financial assets designated at fair value through profit or loss:				
Listed equity securities	7,521,202	-	-	7,521,202
Financial assets held for trading:				
Total financial assets	7,521,202	-	-	7,521,202
Financial liabilities				
Financial liabilities held for trading:				
Derivatives	-	-	-	-
Total financial liabilities	-	-	-	-

Transfers between levels

There has been one transfers between levels for the year ended 30 June 2018 (30 June 2017: no transfers). Please refer to Note 4 for relevant information.

Valuation techniques for fair value measurements on financial instruments

The carrying amounts of trade and other receivables and trade and other payables are assumed to approximate their fair values due to their short-term nature.

The fair value of financial liabilities is estimated by discounting the remaining contractual maturities at the current market interest rate that is available for similar financial liabilities.

Accounting policy for fair value measurement on financial instruments

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assume that the transaction will take place either: in the principal market; or in the absence of a principal market; in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified into three levels using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison where applicable, with external sources of data.

Notes to Financial Statements

Note 7. Derivative financial instruments

In the normal course of business, the Trust enters into transactions in various derivative financial instruments with certain risks. A derivative is a financial instrument or other contract which is settled at a future date whose value changes in response to a change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable.

Derivative transactions include many different instruments, such as forwards, futures and options. Derivatives are considered to be part of the investment process and the use of derivatives is an essential part of the Trust portfolio management. Derivatives are not managed in isolation. Consequently, the use of derivatives is multifaceted and includes:

- hedging to protect an asset or liability of the Trust against a fluctuation in market values or to reduce volatility
- a substitution for trading of physical securities
- adjusting asset exposures within the parameters set in the investment strategy, and adjusting the duration of fixed interest portfolios or the weighted average maturity of cash portfolios.

While derivatives are used for trading purposes, they are not used to gear (leverage) a portfolio. Gearing a portfolio would occur if the level of exposure to the markets exceeds the underlying value of the Trust.

The derivative instruments held by the Trust are disclosed as below:

(a) Options

An option is a contractual arrangement under which the seller (writer) grants the purchaser (holder) the right, but not the obligation, either to buy (a call option) or sell (a put option) at or by a set date or during a set period, a specific amount of securities or a financial instrument at a predetermined price. The seller receives a premium from the purchaser in consideration for the assumption of future securities price risk. Options held by the Trust are exchange-traded and over-the-counter. The Trust is exposed to credit risk on purchased options to the extent of their carrying amount, which is their fair value. Options are settled on a gross basis. Exchange traded options comply with the conditions of the Options Clearing House.

The Trust's derivative financial instruments at year end are detailed as follows:

	Contractual/ notional \$	Fair values	
		Assets \$	Liabilities \$
30 June 2018			
Options	-	-	-

	Contractual/ notional \$	Fair values	
		Assets \$	Liabilities \$
30 June 2017			
Options	(19,318,000)	73,865	385,106

Refer to Note 6 for further information on financial instruments.

Notes to Financial Statements

Note 8. Cash and cash equivalents

	2018 \$	Restated 2017 \$
Cash at bank	50,274	2,283,179
Total cash and cash equivalents	50,274	2,283,179

Please refer to note 3.a Restatement of prior period results for background to reclassification of \$1m cash at bank to a \$1m receivable from insurance claim against theft.

Accounting policy for cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in the Statement of Financial Position.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities in the Statement of Cash Flows, as movements in the fair value of these securities represent the Trust's main income generating activity.

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

	2018 \$	2017 \$
Designated at fair value through profit or loss		
Listed Australian equity securities	4,137,944	7,521,202
Total designated at fair value through profit or loss	4,137,944	7,521,202
Held for trading		
Derivatives	-	-
Total held for trading	-	-
Total financial assets held at fair value through profit or loss	4,137,944	7,521,202

An overview of the risk exposure relating to financial assets held at fair value through profit or loss is included in Note 6.

Note 10. Net assets attributable to unitholders

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

	2018 No.	2017 No.	2018 \$	2017 \$
Opening balance	2,332,188	2,129,358	10,864,831	12,029,947
Applications	125,804	782,654	449,000	4,060,911
Redemptions	(504,874)	(568,214)	(2,179,687)	(2,958,358)
Buy backs	-	(37,360)	-	(199,409)
Units issued upon reinvestment of distributions	20,047	25,750	88,808	137,049
Increase/(decrease) in net assets attributable to unitholders	-	-	(2,315,415)	(2,205,309)
Closing balance	1,973,165	2,332,188	6,907,537	10,864,831

Notes to Financial Statements

Note 10. Net assets attributable to unitholders (continued)

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.

Accounting policy for net assets attributable to unitholders

Applications and redemptions for units can be conducted on the ASX platform (on market) or by using the PDS (off market).

On market

Unitholders may instruct their stockbroker or financial adviser to purchase or sell units on the ASX platform.

Off Market

Applications received for units in the Trust are recorded net of any entry fees payable prior to the issue of units in the Trust. Redemptions from the Trust are recorded gross of any exit fees payable after the cancellation of units redeemed.

Unit redemption prices are determined by reference to the net assets for the Trust, divided by the number of units on issue.

Units are redeemable at the unitholders' option; however, applications and redemptions may be suspended by the Responsible Entity if it is considered in the best interests of unitholders. The units are classified as financial liabilities as the Trust is required to distribute its distributable income. The units can be put back to the Trust at any time for cash based on the redemption price. The fair value of redeemable units is measured at the redemption amount that is payable (based on the redemption unit price) at the end of the reporting period if unitholders exercised their right to redeem units in the Trust.

Note 11. Distribution to unitholders

The distributions for the year were as follows:

	2018 \$	2018 CPU	2017 \$	2017 CPU
Distributions paid	568,781	26.95	759,156	32.76
Distributions payable (30 June 2018 quarter)	79,519	4.03	233,219	10.00
Total distributions	648,300	30.98	992,375	42.76

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.

Note 12. Expenses

(a) Other operating expenses

	2018 \$	2017 \$
Other operating expenses	318,380	189,405
Legal Fees	-	-
Bank fees	-	7,325
Total other operating expenses	318,380	196,730

Notes to Financial Statements

Note 12. Expenses (continued)

The Trust announced via a fund update on its website that effective 8 August 2017, Aurora Funds Management Limited may begin charging all of its normal operating expenses to the Trust in accordance with the Trust's Constitution.

(b) Unitholder meeting costs

	2018 \$	2017 \$
Unitholder meeting costs	-	60,223
Total unitholder meeting costs	-	60,223

The Trust incurred legal costs in relation to the general meeting called by Wilson Asset Management (International) Limited.

Note 13. Remuneration of auditors

During the financial year, the following fees were paid or payable by the Responsible Entity on behalf of the Trust for services provided by the auditor of the Trust. The auditor of the Trust is Grant Thornton (2017: Deloitte Touche Tohmatsu). The Responsible Entity is responsible for paying this remuneration of auditor on behalf of the Trust.

	2018 \$	2017 \$
Audit and other assurance services		
Audit and review of financial statements (Grant Thornton)	13,459	-
Audit and review of financial statements (Deloitte Australia)	37,506	25,025
Audit of compliance plan	-	5,133
Total remuneration for audit and other assurance services	50,965	30,158
Taxation services		
Tax compliance services (Grant Thornton)	2,500	-
Tax compliance services (Deloitte Australia)	6,300	13,100
Total remuneration for tax services	8,800	13,100
Total remuneration of auditors	59,765	43,258

Note 14. Related party transactions

Responsible Entity

The Responsible Entity of Aurora Property Buy-Write Income Trust is Aurora Funds Management Limited. In the period to 30 June 2018, Aurora Funds Management Limited acquired units in Aurora Property Buy-Write Income Trust, as set out below.

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 14. 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:

30 June 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	544,442	389,264	\$1,341,190	19.72%	83,990	239,168	\$169,592

30 June 2017

Aurora Fortitude Absolute Return Fund	-	544,442	\$2,536,956	23.35%	544,442	-	\$170,799
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The interests in the Trust held by the Responsible Entity are shown as follows:

30 June 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	19,169	-	-	-	-	19,169	\$5,419

30 June 2017

Aurora Funds Management Limited	-	19,169	\$89,287	0.82%	19,169	-	\$6,015
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Notes to Financial Statements

Note 14. Related party transactions (continued)

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 Dividend Income Trust.

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

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. The Fund holds an investment in Metgasco Limited of \$2,530,210 (2017: \$499,341).

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 2017, 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:

	2018 \$	2017 \$
Management and responsible entity fees for the year paid/payable by the Trust to the Responsible Entity	84,271	124,236
Other expenses reimbursed for the year paid/payable by the Trust to the Responsible Entity	318,380	172,135
Aggregate amount payable to the Responsible Entity for management fees at the end of the reporting period	200,181	25,499

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

Notes to Financial Statements

Note 15. Reconciliation of profit to net cash inflow/(outflow) from operating activities

	2018 \$	2017 \$
(a) Reconciliation of (loss)/profit to net cash inflow from operating activities		
Profit/(loss) for the year	-	-
(Decrease)/increase in net assets attributable to unitholders	(2,315,415)	(2,205,309)
Distribution to unitholders	648,300	992,375
Proceeds from sale of financial instruments held at fair value through profit or loss	7,753,588	18,781,846
Purchase of financial instruments held at fair value through profit or loss	(5,774,491)	(16,172,893)
Deposit's advanced to RNY	(2,706,128)	-
Net losses/(gains) on financial instruments held at fair value through profit or loss	1,326,524	1,677,300
Net change in receivables	267,821	(104,611)
Net change in payables	(208)	(43,665)
Net cash inflow/(outflow) from operating activities	(800,009)	2,925,043
	2018 \$	2017 \$
(b) Non-cash financing activities		
During the year, the following distribution payments were satisfied by the issue of units under the distribution reinvestment plan	88,809	137,049

Note 16. 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 Statement of Financial Position as at 30 June 2018 or on the results and cash flows of the Trust for the year ended on that date.

Note 17. Commitments

There were no commitments for expenditure as at 30 June 2018 (2017: Nil).

Note 18. Contingent assets and liabilities

There were no contingent assets and liabilities as at 30 June 2018 (2017: Nil).

Directors' Declaration

The directors of the Responsible Entity declare that:

- (a) In the directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable;
- (b) In the directors' opinion, the attached financial statements are in compliance with International Financial Reporting Standards as stated in Note 2 to the financial statements;
- (c) In the directors' opinion, the attached 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 and performance of the Trust; 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 Director
27 September 2018

Independent Auditor's Report

To the Unitholders of Aurora Property Buy-Write Income Trust

Report on the audit of the financial report

Opinion

We have audited the financial report of Aurora Property Buy-Write Income Trust (the Trust), which comprises the statement of financial position as at 30 June 2018, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the Directors' declaration.

In our opinion, the accompanying financial report of the Trust is in accordance with the *Corporations Act 2001*, including:

- a giving a true and fair view of the Trust's financial position as at 30 June 2018 and of its financial performance for the year then ended; and
- b complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Trust in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current period. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter
How our audit addressed the key audit matter
Valuation and existence of Level 3 financial assets held at fair value through profit or loss (Note 9)

As at 30 June 2018, the Trust's financial assets held at fair value through profit or loss amounted to \$4,137,944.

Significant judgement and estimation is involved in determining the fair value of RNY Property Trust ("RNY"), as all of these financial assets were classified as 'Level 3' financial assets where values are unobservable inputs.

Due to significance of management judgement influencing the valuation assessment, this is considered to be a key audit matter.

Our procedures included, amongst others:

- Documenting the processes and controls in place to buy and sell investments in the portfolio, including the valuation of investments within the portfolio;
- Assessing management's internal valuation and methodology;
- Testing the key inputs within the calculation and assessing management's estimates and judgements adopted;
- Corroborating the valuation with legal correspondence, announcements made on the ASX and considering the impact of management's judgement used;
- Engaging our specialists to assist in the evaluation of the judgements made in the model; and
- Assessing the appropriateness of disclosures in the financial statements.

Restatement of prior year financial statements and fraud relating to misappropriated assets (Note 3a)

Directors of the Responsible Entity became aware in November 2017 that approximately \$1m of funds was misappropriated without proper authority in the year ended 30 June 2017.

The identification of fraud has required the auditor to evaluate the risk of misstatement due to fraud and as a consequence design and perform further audit procedures in response.

This is a key audit matter due to additional audit effort in response to the identified risk of fraud.

Our procedures included, amongst others:

- Documenting the processes and controls in place around the management of cash and cash equivalents and financial assets at fair value through profit or loss;
- Obtaining bank confirmations to substantiate cash holdings at 30 June 2017 and 30 June 2018;
- Comparing the number of shares or units held to third party share or registry records;
- Agreeing purchases and disposals of investments to broker statements; and
- Assessing the appropriateness of the disclosures in the financial statements.

Information Other than the Financial Report and Auditor's Report Thereon

The Directors of the Responsible Entity (the "Directors") are responsible for the other information. The other information comprises the information included in the Trust's annual report for the year ended 30 June 2018, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The Directors of the Trust are responsible for the preparation of the 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 financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar2.pdf. This description forms part of our auditor's report.



Grant Thornton Audit Pty Ltd
Chartered Accountants



B A Mackenzie
Partner – Audit & Assurance

Melbourne, 27 September 2018

Additional Information

The additional information required by Australian Stock Exchange Limited Listing Rules and not disclosed anywhere in the report.

Investments

As at 30 June 2018, the Trust held the following investments:

RNY Property Trust
USR Property Trust

Target Asset Allocation

Asset Allocation ranges are as follows:

Cash	0-100%
Equities	0-100%
Exchange traded derivatives	0-100%
Over-the-counter derivatives	0-100%

Investment Strategy

The Trust seeks to capture returns from investing in some of Australia's ASX listed property securities, with the objective of increasing the income generated by implementing a call option selling ('writing') strategy. Aurora will use detailed quantitative and qualitative analysis to identify property securities within the Australian property sector that can be expected to:

- provide a higher than average dividend yield over the medium term (including the influence of franking credits, and special dividends and other financial restructuring); and
- provide the scope for additional income generation by the Trust systematically writing call options on these securities.

The weighting of each security will be subject to the Investment Manager's discretion, but generally no single investment will account for more than 20% of the S&P/ASX200 A-REIT (Sector) Index (or other relevant Index) weight of the security (whichever is the greater) of the total portfolio. Subject to market conditions, borrowing availability and costs, and the investment risk-reward opportunity the LVR may vary opportunistically (without notice) between 0% and 25%.

On 22 March 2018 as a consequence of its investment in the ASX listed 'RNY Property Trust (RNY)', the trust amended its Investment Strategy to allow investments in unlisted property related equity and debt instruments, specifically in relation to RNY's existing North American assets.

Investment Transactions

The total number of trades for the Aurora Property Buy-Write Income Trust for the year was 86.

The total brokerage paid on these trades was \$2,630.

Unitholder Information

The unitholder information set out below was applicable as at 26 September 2018.

Distribution of holdings

	Total holders	Units	Percentage of issued units
1 – 1,000	130	65,187	3.20%
1,001 – 5,000	134	346,182	16.99%
5,001 – 10,000	37	271,154	13.31%
10,001 – 100,000	29	790,410	38.79%
100,001 and over	2	564,665	27.71%
Total	332	2,037,598	100.00%

The names of the twenty largest unitholders of ordinary units are listed below:

	Number of units held	Percentage of issued units
1 BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT DRP>	389,264	19.104%
2 FORSYTH BARR CUSTODIANS LTD <FORSYTH BARR LTD-NOMINEE A/C>	175,401	8.608%
3 HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	78,004	3.828%
4 AURORA FORTITUDE ABSOLUTE RETURN FUND	65,000	3.190%
5 FULLFIELD PTY LTD <DL RODD FAMILY A/C>	61,393	3.013%
6 BT PORTFOLIO SERVICES LIMITED <HEATLEY SUPER FUND A/C>	50,000	2.454%
7 MESK PTY LTD <K & S PITTS SUPER FUND A/C>	50,000	2.454%
8 KEYBRIDGE CAPITAL LIMITED	42,034	2.063%
9 MS MARIA PAOLINA STEFANELLI <EST ANTONIO STEFANELLI A/C>	32,174	1.579%
10 MR JEFFREY JAY JOHNS	28,398	1.394%
11 MR BRETT DAVID SELLARS & MRS JANELLE MARIE SELLARS <B & J SELLARS FAMILY A/C>	26,840	1.317%
12 GSCP PTY LTD <THE POPPLE SUPERFUND>	26,840	1.317%
13 VENUS BAY PTY LTD <HAGAN SUPER FUND A/C>	26,287	1.290%
14 CITICORP NOMINEES PTY LIMITED	25,180	1.236%
15 JOJAK INVESTMENTS PTY LIMITED	25,000	1.227%
16 BRAEBURN PROPERTIES PTY LTD <BRAE PROPERTIES S/FUND A/C>	20,100	0.986%
17 BT PORTFOLIO SERVICES LIMITED <SEANDKAY PTY LTD A/C>	20,000	0.982%
18 HAGAN SUPERANNUATION PTY LTD <HAGAN SF A/C>	20,000	0.982%
19 DERBY AMBER PTY LTD <FRANCK SUPER FUND A/C>	20,000	0.982%
20 MR BRETT DAVID SELLARS & MRS JANELLE MARIE SELLARS <B & J SELLARS FAMILY A/C>	20,000	0.982%
Total held by top twenty holders	1,201,915	58.99%

Unitholder Information

Substantial holders

The substantial shareholders of the Trust as at 26 September 2018 are listed below:

Unitholder	Number of Units	Percentage of issued units
BNP PARIBAS NOMINEES PTY LTD	389,264	19.104%
FORSYTH BARR CUSTODIANS LTD <FORSYTH BARR LTD-NOMINEE A/C>	175,401	8.608%
Total	564,665	27.712%

Corporate Directory

Directors of Responsible Entity	John Patton - <i>Managing Director</i> Victor Siciliano - <i>Executive Director</i> Anthony Hartnell AM – <i>Non-Executive Director</i>
Company Secretaries	John Patton Adrian Tilley
Registered Office	Suite 613, Level 6, 370 St Kilda Road Melbourne, VIC 3004
Share Register	Boardroom Pty Limited Level 12, 225 George Street Sydney, VIC 3000
Auditor and Taxation Advisor	Grant Thornton Collins Square, Tower 1 727 Collins Street Melbourne, VIC 3008
Solicitors	Piper Alderman Level 23, 459 Collins Street Melbourne, VIC 3000
Stock Exchange Listing	Aurora Property Buy-Write Income Trust units are listed on the Australian Securities Exchange (ASX code: AUP)
Website:	www.aurorafunds.com.au
Corporate governance statement	Aurora Funds Management's Corporate Governance Statement can be found on its website: http://www.aurorafunds.com.au/wp-content/uploads/Corporate-Governance-Statement.pdf