

26 February 2021

BY ELECTRONIC LODGEMENT

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

RESULTS FOR ANNOUNCEMENT TO THE MARKET

Aurora Funds Management Limited, as responsible entity for the Aurora Property Buy-Write Income Trust ("AUP"), hereby lodges the attached Appendix 4D half-year Report with the ASX for the half year ended 31 December 2020.

Aurora Funds Management Limited, as responsible entity for AUP, advises that:

1. Consistent with the ASX '*Class Waiver Decision – Extended Reporting and Lodgement Deadlines*', dated 29 December 2020, AUP is relying on *ASIC Corporations (Extended Reporting and Lodgement Deadlines – Listed Entities) Instrument 2020/1080* dated 25 November 2020 (the "ASIC Relief") to extend the lodgement date for its half year accounts, as reviewed by its auditors, and other documents required to be lodged with ASIC under section 320 of the *Corporations Act 2001*.
2. AUP will immediately make a further announcement to the market if there is a material difference between the interim half year accounts and its half year accounts, once reviewed by its auditors.

This announcement was authorised for release by Aurora's Board.

Yours sincerely,



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

Appendix 4D

Half Year Report for Period ended 31 December 2020

Name of Entity	Aurora Property Buy-Write Income Trust
ARSN:	125 153 648
Period Ended:	31 December 2020
Previous Corresponding Reporting Period:	Financial year ended 30 June 2020 Half-year ended 31 December 2019

RESULTS FOR ANNOUNCEMENT TO THE MARKET

	2020 \$	Percentage increase /(decrease) over corresponding period
Revenue/(Loss) from continuing operations	(342,784)	(218.27%)
Profit/(Loss) for the year	(494,447)	(563.15%)
Net Profit/(Loss) for the year attributable to members	(494,447)	(563.15%)

Distribution information	Cash per unit	Franked amount per unit
Final June 2020	\$Nil	\$Nil
Interim December 2020	\$Nil	\$Nil

Interim distribution dates

Ex-entitlement date	Not Applicable
Record date	Not Applicable
Last election date for the DRP	Not Applicable
Payment date	Not Applicable

Net Tangible Asset Backing

	31 December 2020	31 December 2019
Net tangible assets per security	\$3.2269	\$6.2455

There was no gain or loss of control of entities during the current period.

This report is based on the interim financial report as at 31 December 2020 which are in the process of being reviewed by its auditors. This document comprises the information required by Listing Rule 4.2A. This information should be read in conjunction with the 30 June 2020 Annual Financial Report.

Aurora Property Buy-Write Income Trust

ARSN 125 153 648

Interim Financial Report

For the half-year ended 31 December 2020

Financial Statement

Condensed Statement of Profit or Loss and Other Comprehensive Income for the half-year ended 31 December 2020

	Half-year ended	
	31 December 2020 \$	31 December 2019 \$
Investment income		
Interest income	122,955	280,559
Foreign Exchange Gain/(Loss)	(465,739)	9,274
Total net investment income/(loss)	(342,784)	289,833
Expenses		
Management fees	37,794	61,801
Other operating expenses	113,869	121,275
Total operating expenses	151,663	183,076
Operating profit/(loss) for the half-year	(494,447)	106,757
Finance costs attributable to unitholders		
Decrease/(Increase) in net assets attributable to unitholders	494,447	(106,757)
Profit/(loss) for the half-year	-	-
Other comprehensive income for the half-year	-	-
Total comprehensive income for the half-year	-	-
Earnings/(loss) per unit (basic/ diluted)	(0.244)	0.053

Financial Statement

Condensed Statement of Financial Position as at 31 December 2020

	As at	
	31 December 2020 \$	30 June 2020 \$
Assets		
Cash and cash equivalents	170	61
Interest Receivable	1,193,422	1,070,450
Other Receivables	39,930	46,100
Financial assets held at fair value through profit or loss	1,945,769	1,945,769
Loans Receivable	3,922,129	4,387,907
Total assets	7,101,420	7,450,287
Liabilities		
Other payables	557,963	412,383
Total liabilities (excluding net assets attributable to unitholders)	557,963	412,383
Net assets attributable to unitholders – liability	6,543,457	7,037,904
Liabilities attributable to unitholders	(6,543,457)	(7,037,904)
Net assets	-	-

Financial Statement

Condensed Statement of Changes in Equity for the half-year ended 31 December 2020

	Half-year ended	
	31 December 2020 \$	31 December 2019 \$
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 operating expenses	-	-
Total equity at the end of the period	-	-

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.

Financial Statement

Condensed Statement of Cash Flows for the half-year ended 31 December 2020

	Half-year ended	
	31 December 2020 \$	31 December 2019 \$
Cash flows from operating activities		
Proceeds from sale of financial instruments held at fair value through profit or loss	-	130,000
Transaction costs on sale and purchase of financial instruments	38	-
Dividends and distributions received/(paid)	-	(74,360)
Interest received	(17)	-
GST recovered/(paid)	6,170	(1,595)
Management fees paid	2,834	(76,468)
Performance fees paid	-	(34,678)
Other operating expenses paid	(8,916)	(232,838)
Net cash inflow/(outflow) from operating activities	109	(289,939)
Cash flows from investing activities		
Loan repaid from RAOC	-	350,000
Loan repaid to AFML	-	(66,263)
Net cash inflow/(outflow) from investing activities	-	283,737
Cash flows from financing activities		
Payments for redemptions by unitholders and/or DRP	-	6,072
Net cash inflow/(outflow) from financing activities	-	6,072
Net (decrease)/increase in cash and cash equivalents	109	(130)
Cash and cash equivalents at the beginning of the period	61	352
Cash and cash equivalents at the end of the period	170	222
Non-cash financing activities	-	-