

# Aurora Property Buy-Write Income Trust Performance Report - January 2015

ASX Code: AUP

## Summary

- The Trust returned 1.89% for January compared to the S&P/ASX200 Property Accumulation Index (AREIT Index) which returned 7.71%.
- The Trust will continue to write calls over selected stock positions and buy puts to reduce capital risk.



## Performance<sup>1</sup>

	1 mth	3 mths	6 mths	12 mths	3 yrs (p.a.)	5 yrs (p.a.)	Since inception (p.a.)	Standard deviation
Aurora Property Buy-Write Income Trust	1.89%	4.55%	5.52%	13.61%	12.49%	9.77%	2.13%	10.57%
S&P/ASX200 Property Accumulation Index	7.71%	12.47%	15.60%	36.19%	22.71%	14.50%	-1.59%	20.42%

## Investment Objective\*

The Aurora Property Buy-Write Income Trust (the Trust) is an ASX listed investment trust that aims to generate income from an active strategy of selling call options over a portfolio of ASX listed Australian Real Estate Investment Trusts (AREIT).

## Investment Adviser

APN Property Group Limited (APN) is a specialist real estate fund manager, with a strong and consistent record of investment performance. APN Property Group Limited is listed on the Australian Securities Exchange (ASX code: APD).

APN Funds Management Limited (APN FM) is a fully owned subsidiary of APN Property Group and has been appointed as the Investment Adviser of the Aurora Property Buy-Write Income Trust. APN FM is responsible for the active management of the Trust's investment strategy.

Established in 1996, APN Property Group manages a range of property funds on behalf of institutional and retail investors. Collectively, APN manages over \$2.1 billion (as at 31 December 2104) of real estate and real estate securities.

## Investment Philosophy

APN FM is an active investment manager with a concentrated focus on income and the fundamentals of real estate.

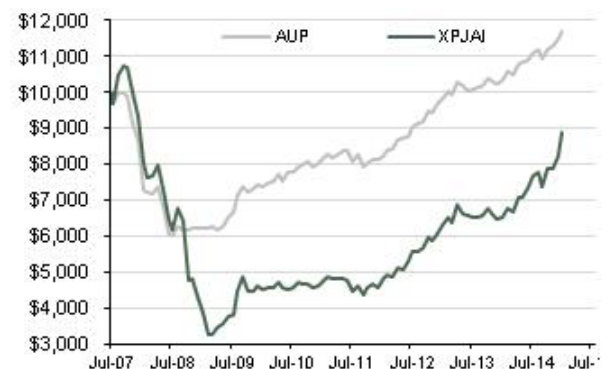
APN FM has a long held belief that investment in commercial property is primarily an investment in an income stream. Long term property leases also provide protection from the short term business cycle reflected in the market value of other asset classes. A commitment to the income benefits from property coupled with a lower level of risk (as measured by volatility) is reflected in APN FM's style of investment which focuses on well managed property assets that hold long leases to strong tenants.

## Expertise

The APN FM investment team comprises a group of highly experienced real estate investment professionals who possess a deep understanding of real estate markets gained over several cycles.

APN FM's conservative style is underpinned by rigorous research, a proven investment process utilising a "top down" and "bottom up" approach, wide industry networks and assessment of market fundamentals. The investment team apply their judgement against the backdrop of broader domestic and global economic factors.

## Investment Performance<sup>1</sup>



## Trust Features

Unit pricing	Monthly
Distribution frequency	Quarterly
Distribution policy <sup>2</sup>	At least 2.0% of Net Asset Value per Unit
Distribution Reinvestment Plan	Available
Applications	Investors may acquire Units on the ASX or via the current Product Disclosure Statement
Redemptions	On market by selling on the ASX or off-market at the end of each month

## Trust Valuations

Trust Size	\$11.7 million
Net Assets Value per Unit	\$5.5765
Exit Price Value per Unit	\$5.5654
NAV including distributions (since inception) <sup>1</sup>	\$11.39

## Commentary

The Aurora Property Buy-Write Income Trust ("the Trust") provided a total return of 1.89% for the month ended January 2015, underperforming the S&P/ASX 200 Property Accumulation Index (AREIT Index). Since inception (July 2007), the Trust has outperformed the AREIT Index by 3.73% pa over the same period. The Trust underperformed over the month due to the Buy-Write strategy (writing calls over existing stock positions) which caps upside gains on significant price appreciation. The strategy has been instrumental in enhancing returns in flat, moderately rising and bear markets. Moreover the strategy of buying put options reduces capital risk. The Buy-Write strategy has resulted in outperformance of the Trust since inception with lower volatility. Stocks impacting the Trusts underperformance relative to the AREIT Index were our underweight positions in outperforming stocks such as Dexus Property Group (DXS.ASX) which was up 10.62% and Westfield Corporation (WFD.ASX) which was up 9.31% along with overweight positions in relatively weaker stocks like Investa Office Fund (IOF.ASX) up 6.04% and Charter Hall Retail REIT (CQR.ASX) up 6.55%.

The Diversified sector was up 5.7% over the month. The main factors influencing performance were Mirvac Group (MGR.ASX) up 8.4% and Charter Hall Group (CHC.ASX) up 7.1%.

The Office sector was up 8.1% over the month with Dexus Property Group (DXS.ASX) up 10.6% and Investa Office Fund (IOF.ASX) up 6.0% the key influencers.

The Retail sector was up 8.3% with Westfield Corporation (WFD.ASX) up 9.3% and Novion Property Group (NVN.ASX) up 9.4% the key factors contributing to the sub sectors relative outperformance.

In the news:

Cromwell Property Group (CMW.ASX) acquired the Valad Europe funds management platform from Blackstone Real Estate Partners for €145 million, inclusive of co-investment stakes valued at €23 million.

GPT Group (GPT.ASX) announced a \$325 million institutional placement and \$50 million security purchase plan to fund the redemption of exchangeable securities owned by GIC.

Federation Centres (FDC.ASX) reported comparable MAT retail sales of 1.3% through 2014 and a 3.3% increase in portfolio value over the six months to 31 December 2014.

TIX announced its distribution for the quarter ending 31 December 2014 would be 5.0675 cents per security, in line with the fund's forecast distribution of 20.0 cents per security for FY15.

## Top 5 Portfolio Holdings (as at 31 January 2015)

	ASX Code
Scentre Group	SCG
Stockland	SGP
Novion Property Group	NVN
Charter Hall Retail REIT	CQR
Dexus Property Group	DXS

Source: Aurora Funds Management

## Trust Distributions (per Unit)

Period	Cash	Yield at NAV (p.a)
CY 07-09	\$1.7951	-
31 Mar 10	\$0.1100	8.34%
30 Jun 10	\$0.1100	8.38%
30 Sep 10	\$0.1100	8.29%
31 Dec 10	\$0.1100	8.23%
31 Mar 11	\$0.1100	8.35%
30 Jun 11	\$0.1100	8.38%
30 Sep 11	\$0.1060	8.03%
31 Dec 11	\$0.1000	8.19%
31 Mar 12	\$0.1000	8.16%
30 Jun 12	\$0.1000	8.02%
30 Sep 12	\$0.1020	8.00%
31 Dec 12	\$0.1040	7.98%
31 Mar 13	\$0.1080	8.01%
30 Jun 13	\$0.1090	8.01%
30 Sep 13	\$0.1080	8.01%
31 Dec 13	\$0.1090	8.15%
31 Mar 14	\$0.1060	8.04%
30 Jun 14	\$0.1057	8.00%
30 Sep 14	\$0.1078	8.00%
31 Dec 14	\$0.1088	8.20%
Total	\$3.9294	

## About Aurora

Aurora Funds Limited ('Aurora', ASX Code: AFV) was listed on the ASX in July 2010. Aurora comprises the combined businesses of Aurora Funds Management Ltd, and Fortitude Capital Pty Ltd. The combined group has in excess of \$220 million in funds under management and administration, and provides asset management and responsible entity/trustee services for Australian and New Zealand investors.

Aurora is also the Issuer of:

- Aurora Fortitude Absolute Return Fund  
(APIR: AFM0005AU)
- Aurora Global Income Trust  
(ASX code: AIB)
- Aurora Absolute Return Fund  
(ASX code: ABW)
- Aurora Dividend Income Trust (Managed Fund)  
(ASX code: AOD), (APIR code: AFM0010AU)

## Aurora Funds Limited

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1. This represents a cumulative return and assumes reinvestment of distributions. 2. The Trust intends to always distribute at least 2.0% of NAV, excluding any franking credits, per quarter regardless of Trust performance. This means that if the Trust has insufficient net income in a given quarter, investors may receive a partial (or full) return of capital.

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