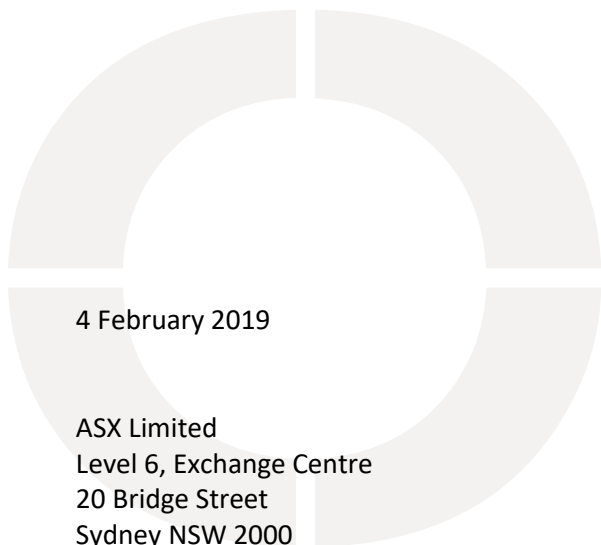




4 February 2019

ASX Limited
Level 6, Exchange Centre
20 Bridge Street
Sydney NSW 2000
Attention: Company Announcements

AURORA
FUNDS MANAGEMENT

A.B.N. 69 092 626 885
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AURORA PROPERTY BUY-WRITE INCOME TRUST (AUP)

We advise that the estimated Net Asset Value per Unit of the Trust including franking credits as at 1 February 2019 was \$3.51.

RNY Property Trust

AUP has an interest of approximately 81% interest in the RNY Property Trust (**RNY**), which is listed on the ASX. Due to AUP's significant ownership interest, RNY is thinly traded.

Aurora has determined to carry AUP's interest in RNY at 1.3 cents per unit. This may differ from its market price.

About the Aurora Property Buy-Write Income Trust

The Aurora Property Buy-Write Income Trust ("Fund") seeks to provide investors with capital growth and income through owning a portfolio of ASX-listed property securities, and actively selling call options over the portfolio.