

Appendix 4E

Preliminary Final Report To the Australian Securities Exchange

Name of Entity	Aurora Property Buy-Write Income Trust
ARSN:	125 153 648
Financial Year Ended:	30 June 2016
Previous Corresponding Reporting Period:	30 June 2015

RESULTS FOR ANNOUNCEMENT TO THE MARKET

	2016 \$'000	Percentage increase /(decrease) over corresponding period
Revenues from continuing operations	1,674	+20.5%
Profit for the year	1,401	+33.7%
Net profit for the year attributable to members	1,401	+33.7%

Distribution information	Cash per unit	Franked amount per unit
2016 final distribution	\$0.1118	\$0.0000
2016 interim distribution	\$0.3255	\$0.0000

Final distribution dates

Ex-entitlement date	29 June 2016
Record date	30 June 2016
Last election date for the DRP	1 July 2016
Payment date	21 July 2016

Dividend Reinvestment Plan

The Dividend Reinvestment Plan (DRP) is in operation and the final distribution of \$0.1118 per unit qualifies. The number of units received from the distribution is based on dividing the distribution by the DRP price as at 30 June 2016.

Unit holders may change their participation in the DRP at any time. However, in order to be valid, the election form to change participation must be submitted to the unit registry by the last election date.

Net Tangible Asset Backing

	30 June 2016	30 June 2015
Net tangible assets per security	\$5.6894	\$5.4019

This report is based on the Annual Report which is in the process of being audited. All documents comprise the information required by Listing Rule 4.3A

Appendix 4E Contents and checklist of requirements

1. Reporting period and corresponding period.	Refer to Page 1 of this Appendix 4E.
2. Results for announcement to the market.	Refer to Page 1 of this Appendix 4E.
3. Statement of comprehensive income.	Refer to Page 3 of this Appendix 4E.
4. Statement of financial position.	Refer to Page 4 of this Appendix 4E.
5. Statement of cash flows.	Refer to Page 6 of this Appendix 4E.
6. Statement of changes in equity.	Refer to Pages 5 and 9 of this Appendix 4E.
7. Details of dividends or distributions.	Refer to Page 1 of this Appendix 4E.
8. Details of dividend or distribution reinvestment plans in operation and the last date of receipt of an election notice for participation in any dividend or distribution reinvestment plan.	Refer to Page 1 of this Appendix 4E.
9. Net tangible assets per security.	Refer to Page 1 of this Appendix 4E.
10. Details of entities over which control has been gained or lost during the period.	Not applicable.
11. Details of joint venture entities and associated entities.	Not applicable.
12. Any other information needed by an investor to make an informed assessment of the entity's financial performance and financial position.	Refer to Pages 7-8 of this Appendix 4E.
13. Accounting standards used in compiling reports by foreign entities.	Not applicable.
14. A commentary on the results for the period.	Refer to Page 7 of this Appendix 4E.
15. A statement as to whether the report is based on accounts which have been audited or subject to review, are in the process of being audited or reviewed, or have not yet been audited or reviewed.	Refer to Page 1 of this Appendix 4E. This report is based on accounts which are in the process of being audited.
16. If the accounts have not yet been audited or subject to review and are likely to be subject to dispute or qualification a description of the likely dispute or qualification.	At this stage it is likely the audit report will be unqualified.
17. If the accounts have been audited or subject to review and are subject to dispute or qualification, a description of the dispute or qualification.	Not applicable.

Statement of profit or loss and other comprehensive income
for the year ended 30 June 2016

	Notes	2016 \$'000	2015 \$'000
Investment income			
Interest income		1	18
Dividends and distribution income		617	674
Net gains/(losses) on financial instruments held at fair value through profit or loss		1,056	697
Other operating income		-	-
Total net investment income		1,674	1,389
Expenses			
Responsible Entity fees		130	264
Performance Fees		138	75
Transaction costs		4	2
Other operating expense		1	-
Total operating expenses		273	341
Operating profit		1,401	1,048
Finance costs attributable to unitholder			
Distribution to unitholders		(929)	(917)
(Increase)/decrease in net assets attributable to unitholders		(472)	(131)
Profit/ (loss) for the year		-	-
Other comprehensive income			-
Total comprehensive income		-	-

Statement of financial position

as at 30 June 2016

	Notes	2016 \$'000	2015 \$'000
Assets			
Cash and cash equivalents		315	612
Receivables		245	237
Due from brokers – receivables for securities sold		-	-
Financial assets held at fair value through profit or loss		12,193	11,237
Total assets		12,753	12,086
Liabilities			
Distributions payable		238	221
Due to Brokers		-	502
Financial liabilities held at fair value through profit or loss		385	334
Other payables		100	104
Total liabilities (excluding net assets attributable to unitholders)		723	1,161
Net assets attributable to unitholders		12,030	10,925
Liabilities attributable to unitholders		(12,030)	(10,925)
Net assets		-	-

Statement of changes in equity
for the year ended 30 June 2016

	Notes	2016 \$'000	2015 \$'000
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		-	-

Statement of cash flows
for the year ended 30 June 2016

	Notes	2016 \$'000	2015 \$'000
Cash flows from operating activities			
Proceeds from sale of financial instruments held at fair value through profit or loss		14,542	17,556
Purchase of financial instruments held at fair value through profit or loss		(14,893)	(21,351)
Transaction costs on purchase of financial instruments at fair value through profit or loss		(4)	(2)
Dividends and distributions received		593	593
Interest received		2	25
Other income		-	-
GST recovered/(paid)		15	-
Management and performance fees paid		(269)	(264)
Other operating expenses paid		1	(72)
Net cash inflow/(outflow) from operating activities		(13)	(3,515)
Cash flows from financing activities			
Proceeds from applications by unitholders (excluding treasury units)		1,309	-
Payments for redemptions by unitholders (excluding treasury units)		(431)	(319)
Proceeds from treasury unit applications		-	28
Payments for treasury unit redemptions		-	(363)
Payments for buy-backs		(347)	(446)
Distributions paid		(815)	(849)
Net cash inflow/(outflow) from financing activities		(284)	(1,949)
Net increase/(decrease) in cash and cash equivalents		(297)	(5,464)
Cash and cash equivalents at the beginning of the year		612	6,076
Cash and cash equivalents at the end of the financial year		315	612
Non-cash financing activities		101	94

1. Principal activities

The Trust invests in equities in accordance with the provision of the Trust Constitution and current Product Disclosure Statement (PDS).

The Trust did not have any employees during the year.

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

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

2. Review and results of operations

During the year, the Trust continued 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.

3. Financial results for the year

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

	2016 \$'000	2015 \$'000
Operating profit before finance costs attributable to unitholders	1,401	1,048
Distributions paid and payable	(929)	(917)
Distribution - quarter ended 30 September	10.80	10.78
Distribution - quarter ended 31 December	10.82	10.88
Distribution - quarter ended 31 March	10.93	11.28
Distribution - quarter ended 30 June	11.18	11.00

4. Financial position

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

	30 Jun 2016 \$	30 Jun 2015 \$
At 30 June	5.6894	5.402
High during period	5.7524	5.639
Low during period	5.4483	5.309

5. Information on underlying performance

The performance of the Trust is subject to the performance of the Trust's underlying 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.

6. Strategy and future outlook

The Trust is predominately 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 ASX website.

The Trust will continue 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 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.

7. Significant changes in state of affairs

On 30 June 2016, Seventh Orion Pty Ltd as trustee for the Aurora Investments Unit Trust (Seventh Orion) acquired 100% of the ordinary shares of Aurora Funds Management Limited, being the Responsible Entity of Aurora Property Buy-Write Income Trust.

In the opinion of the Directors, other than the matters already referred to in this report, there were no significant changes in the state of affairs of the Trust that occurred during the financial year.

8. Matters subsequent to the end of the financial year

No matter or circumstance has arisen since 30 June 2016 that has 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.

9. Summary of significant accounting policies

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

The Responsible Entity of the Trust is Aurora Funds Management Limited (the "Responsible Entity"). The Responsible Entity's registered office is Level 4, 1 Alfred Street, Sydney, NSW 2000. The financial statements are presented in the Australian currency.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001* in Australia. Aurora Property Buy-Write Income Trust is a for-profit unit trust for the purpose of preparing the financial statements.

The financial statements are 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.

Compliance with International Financial Reporting Standards

The financial statements of the Trust also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

10. Net assets attributable to unitholders

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

	2016 No. '000	2015 No. '000	2016 \$'000	2015 \$'000
Opening balance - excluding treasury units	2,008	2,193		
Applications	242	5		
Redemptions	(79)	(125)		
Units issued upon reinvestment of distributions	18	17		
Buybacks	(60)	(82)		
Closing balance - excluding treasury units	2,129	2,008		
Opening balance - treasury units	-	208		
Applications	-	67		
Redemptions	-	(5)		
Cancellation of treasury units	-	(270)		
Closing balance - treasury units	-	-		
Opening balance - including treasury units	2,008	2,401	10,925	11,800
Applications	242	72	1,309	28
Redemptions	(79)	(130)	(431)	(682)
Units issued upon reinvestment of distributions	18	17	101	94
Buybacks	(60)	(82)	(347)	(446)
Cancellation of treasury units	-	(270)	-	-
Increase in net assets attributable to unitholders	-	-	473	131
Closing balance - including treasury units	2,129	2,008	12,030	10,925

11. Distributions to unitholders

The distributions for the year were as follows:

	2016		2015	
	\$'000	cpu	\$'000	cpu
Distributions paid	691	32.55	696	32.94
Distributions payable	238	11.18	221	11.00
Total distributions	929	43.73	917	43.94

Details of entities over which control has been gained or lost

n/a

Details of associates and joint venture entities

n/a