

Aurora Sandringham Australian Equity Income Trust ASX Code: ABW

Performance Report - 31 January 2010

Summary

- The Trust returned -7.83% for the month versus the S&P/ASX200 Accumulation Index which returned -6.18%
- A distribution of \$0.045 per Unit for the 6 months to 31 December 2009 was paid in February



Performance¹

	1 mth	3 mths	6 mths	12 mths	3 yrs (p.a.)	Since inception (p.a.)
Aurora Sandringham Australian Equity IncomeTrust	-7.83%	-2.66%	6.90%	17.56%	-5.26%	0.90%
S&P/ASX200 Accumulation Index	-6.18%	-0.93%	9.83%	35.16%	-3.37%	0.96%

Investment Objective

The Trust aims to outperform the Australian equity market as measured by the S&P/ASX200 Accumulation Index. Please note that while we aim to achieve this objective, the returns are not guaranteed.

Investment Strategy

The Trust seeks to meet the Investment Objective through using multiple investment strategies that the Investment Manager expects will outperform the S&P/ASX200 Accumulation Index. These strategies will be implemented by buying and selling listed and unlisted securities, managed investment schemes and risk management instruments. This may include investments in offshore markets. Accordingly, the Trust will seek to obtain:

- the S&P/ASX200 return by continuously having approximately 100% exposure to the Australian equity market through holding either futures over the S&P/ASX200 Index, or Australian listed securities; and
- an outperformance component by investing in investment strategies the Investment Manager expects (combined with the point above) will outperform the S&P/ASX200 Accumulation Index.

Where an investment is made that does not have an exposure to the Australian equity market, that exposure will typically be hedged into the Australian equity market. This hedging / risk management process seeks to broadly result in the Trust achieving the same performance as an investment in the Australian equity market as measured by the S&P/ASX200 Accumulation Index plus or minus any value created or lost by the investment and the hedge.

The Trust may utilise debt funding through a prime broking arrangement from time to time. However, the Trust's overall market exposure to the S&P/ASX200 Accumulation Index is generally expected to remain at, or around, 100% of net assets.

Investment Manager

Sandringham Capital Pty Limited ABN 97 112 639 648, AFSL 314178 (Sandringham) was appointed as the Investment Manager to the Trust on 20 October 2009. Sandringham is a funds management business which specialises in structured investments for institutional and wholesale investors. Sandringham, which was founded in January 2005, now manages in excess of \$50 million. Sandringham's executives have significant experience in capital markets, structured products and equities investment.

Trust features

Unit pricing	Monthly.
Distribution frequency	Quarterly.
Distribution policy	At least 2.0% of Net Asset Value. ²
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

Market capitalisation	\$7,869,645
Net Asset Value (NAV)	\$7,344,896
Units on issue	6,477,074
Net Assets Value per Unit ³	\$1.1340
NAV plus distributions paid (since inception) ³	\$1.7185

Trust distributions (per Unit)³

Period	Cash	Franking	Total	Yield at NAV (p.a.)
31 Dec 06	\$0.0486	\$0.0208	\$0.0694	9.0%
30 Jun 07	\$0.1962	\$0.0371	\$0.2334	25.3%
31 Dec 07	\$0.0333	\$0.0332	\$0.0665	7.6%
30 Jun 08	\$0.0586	\$0.0400	\$0.0986	11.9%
31 Dec 08	\$0.0450	\$0.0000	\$0.0450	7.6%
30 Jun 09	\$0.0267	\$0.0000	\$0.0267	5.1%
31 Dec 09	\$0.0450	\$0.0000	\$0.0450	8.8%
Total	\$0.4534	\$0.1311	\$0.5845	

Trust Update

Uncertainty and risk aversion returned to markets in January sending equity markets down steeply towards the end of the month. Continued strong local economic numbers were overshadowed by global concerns over in what shape the economy would emerge from the downturn, and what action would need to be taken to unwind stimulus and to prevent a repeat of the financial crisis. These concerns caused the S&P/ASX200 Accumulation Index to fall sharply from new highs reached earlier in the month to be down 6.2%.

In accordance with the investment strategy, the Trust maintained approximately S&P/ASX200 Index market exposure and finished down 7.8% for the month. The Trust was also invested in the Aurora Sandringham Dividend Income Trust and the Aurora Sandringham Global Income Trust.

Significant Portfolio Holdings

	Weighting
S&P/ASX 200 Index Futures Contract	market weight
Aurora Sandringham Dividend Income Trust	20.2%
Aurora Sandringham Global Income Trust	60.8%
Total invested as a % of NAV (excl. futures)	81.0%

About Aurora

Aurora Funds Management (Aurora) is an investment management and distribution group owned and operated by a group of professionals with considerable experience in retail funds management, stockbroking, margin lending, corporate advisory and investment banking.

Aurora aims to source, package and distribute carefully researched investment strategies that are managed by specialist wholesale investment managers.

Aurora is also the issuer and/or the distributor of the:

- Aurora Sandringham Dividend Income Trust
(ASX code: AOD)
- Aurora Sandringham Global Income Trust
(ARSN 131 291 499)
- Aurora Global Infrastructure Income Trust (ASX code: AIB)
- Aurora Property Buy-Write Income Trust (ASX code: AUP)
- CORALS Commodities Fund (ARSN 131 196 882)
- van Eyk Blueprint Alternatives Plus (ASX code: VBP)

Aurora Funds Management

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1. This number represents a cumulative return and assumes reinvestment of distributions. 2. The Trust intends to always distribute at least 2.0% of NAV per Unit, 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. 3. This reflects the Unit split carried out in November 2009.

Disclaimer: This information has been prepared by Aurora Funds Management Ltd (ABN 69 092 626 885, AFSL 222110) in its capacity as Responsible Entity for the Aurora Sandringham Australian Equity Income Trust (ARSN 110 303 430). It has been prepared without taking into account the objectives, financial situation or needs of any investor, which should be considered before investing. Investors should consider a copy of the Product Disclosure Statement and seek their own financial advice prior to investing in the Trust. The information in this Performance Report is of a summary nature only and does not constitute advice of any kind, nor is it an offer of any financial product. Past performance is not a reliable indication of future performance. In particular as the investment strategy of the Trust was materially altered in July 2009, and performance prior to this date (being from 12-months to 'since inception') has little bearing on future performance. The payment of franking credits to Unit holders is subject to the Trust achieving a taxable profit in that year.