SPIRE GLOBAL PRIVATE REAL ESTATE

SPIRE USA ROC SENIORS HOUSING AND MEDICAL PROPERTIES FUND II (AUD)

MONTHLY FACTSHEET - SEPTEMBER 2018

SPIRE CAPITAL

OVERVIEW

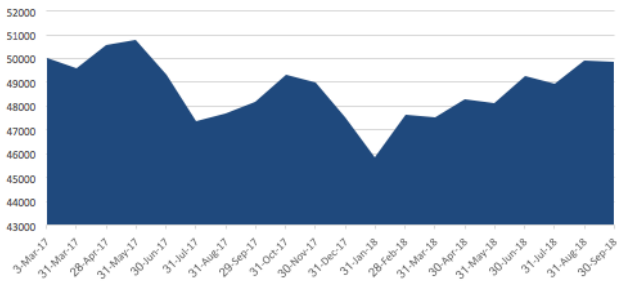
The Fund was established in 2017 and acts as an unhedged Australian feeder fund into the assets of of Bridge Seniors Housing & Medical Properties Fund II LP ("Bridge Seniors II"). Bridge Seniors II is a US$1.05 billion (equity) "buy, fix, sell" private equity real estate fund, investing in value-add US seniors housing and medical properties. The Fund has a US$49.5 million capital commitment to Bridge Seniors II, of which 12.0% has now been called and invested. The Fund owns a 4.95% share of a diversified current portfolio of 16 separate seniors housing assets located across nine US states, providing a total of 1,868 seniors housing units. Bridge Seniors II's Investment Period will run until January 2020, during which the investment portfolio will continue to be aggregated. After this date Bridge Seniors II's Harvest Period will commence, during which portfolio assets will be sold, most likely via a portfolio sale, when the portfolio has been stabilised and value has been maximised. Bridge Investment Group ("Bridge") is the US based Investment Manager of the Fund. Bridge is a specialist US real estate and real estate funds manager with over US$10 billion in assets under management. Bridge is headquartered in Salt Lake City, Utah, with offices in New York, San Francisco and Orlando. Over the last 23 years Bridge has invested, managed and sold several billion dollars of property assets across all segments of the market. Bridge has a strong operating and property management platform, comprising over 1,000 management, leasing and facilities employees across the 30 states in which assets are owned.

PERFORMANCE (NET OF FEES)

Ordinary Unit Class as at 30 September 2018
Based upon underlying fund data as at 30 June 2018

Unit Price	1 month	3 months	1 year	5 years	Inception (p.a)
$1.3111	-0.16%	1.16%	3.40%	N/A	-0.20%

GROWTH OF AUD 50,000 INVESTMENT[1]

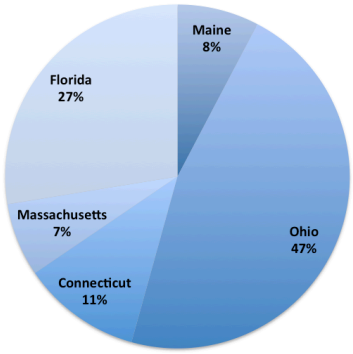


*** Past performance is not a reliable indicator of future performance***

Performance is measured from the date of the Fund's first issuance of units on 3rd March 2017 at $1.3220 per unit. Individual investor performance will differ based upon the unit price at which there were issued units.

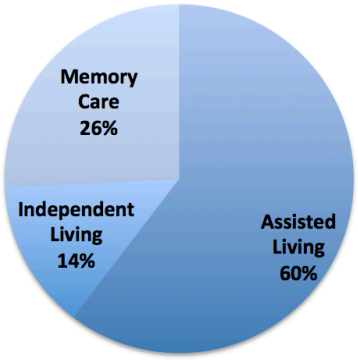
1. Assumes investment on the date of the first issuance of units i.e. 3rd March 2017

REGIONAL BREAKDOWN*



**Underlying Fund investments by equity invested as at 30 June 2018*

ASSET TYPE*



FUND DETAILS

Fund Size (AUDm):	$66.30	**Fund Manager:**	Spire Capital Pty Limited
APIR Code:	ETL1507AU	**Investment Manager:**	Bridge Investment Group, LLC
Commencement:	17 February 2017	**Responsible Entity:**	Equity Trustees Limited
Zenith Research Rating:	Recommended (Original rating, now lapsed as closed)	**Base Management Fee:**	0.60% p.a. x NAV
Unit Price:	$1.3111	**Underlying Fees:**	2% of committed equity
Distribution Frequency:	Annually as at 30 June	**Underlying Performance Fee:**	20% of realised profits after an 8% preferred return is paid to Limited Partners.
Liquidity:	Nil - Closed-ended fund		
2018 Distribution (CPU):	0.6764 + 0.00 FITOs	**Application Status:**	CLOSED

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MONTHLY UPDATE

Negatively affecting the unit price during the month of September was the 0.048% increase in the value of the Australian dollar against the USD dollar from US$0.7232 to US$0.7236. The Fund does not hedge currency exposure.

The Unit Price reflects the Q2 Underlying Fund Net Asset Values as at 30 June 2018. Underlying Fund performance since inception is summarised below which is US Dollar denominated and thus excludes the impact of currency movements.

Underlying Bridge Seniors Housing I Investment / J-Curve Dashboard

As at Q2, 30 June 2018 - US Dollar denominated

**Invested Capital as a percentage of Committed Capital*

Metric	Q3 2017	Q4 2017	Q1 2018	Q2 2018
Committed Capital (USD)	$49.5M	$49.5M	$49.5M	$49.5M
Invested Capital %*	12.0%	12.0%	12%	20.3%
IRR on Called Capital	N/A	N/A	N/A	N/A
Equity Multiple on Called Capital	N/A	0.88x	0.89x	0.90x

SPIRE LAUNCHES TWO NEW FUNDS

Spire Capital is pleased to advise that the follow on fund to Spire USA ROC II and USA ROC III Funds, called Spire USA ROC IV Fund (AUD), is now open for direct investment via the PDS (click to download).

Like its predecessor funds, Spire USA ROC IV Fund (AUD) will invest in value-add multifamily and commercial office properties, via programs managed by Bridge Investment Group and its affiliates.

The second fund is Spire USA ROC Office Fund I (AUD) which is a Unit Class of the Spire USA ROC IV Fund (AUD) and will invest in commercial property. It is now open for direct investment via the PDS (click to download)

Both Funds have been rated "Recommended" by Zenith Investment Partners. Please click here to download the Spire USA ROC IV Fund (AUD) report or click here to download the Spire USA ROC Office Fund I (AUD) report.

It is expected that the Funds will shortly be available on major platforms.

For further information please contact either Dale Holmes on 0401 146 106 or Chris Niall on 0419 011 628.

CONTACT US

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Important Information

"Equity Trustees Limited ("Equity Trustees"), ABN 46 004 031 298 and Australian Financial Services Licence Number 240975, is the Responsible Entity of the Spire USA ROC Seniors Housing and Medical Properties Fund II (Fund). Equity Trustees is a subsidiary of EQT Holdings Limited (ABN 22607 797615), a publicly listed company on the Australian Securities Exchange (ASX:EQT). Spire Capital Pty Ltd ("Spire") ABN 21 141 096 120 and (wholesale) Australian Financial Services Licence Number 344365 is the Fund Manager of the Fund. This Monthly Update has been prepared by Spire for general information purposes only. It does not contain investment recommendations nor provide investment advice. Neither Equity Trustees nor Spire nor their related entities, directors of officers guarantees the performance of, or the repayment of capital or income invested in the Fund or the accuracy of information in this document and accepts no liability to any person who relies on it. Past performance is not necessarily indicative of future performance. Professional investment advice can help you determine your tolerance to risk as well as your need to attain a particular return on your investment. In preparing this information, we did not take into account the investment objectives, financial situation or particular needs of any particular person. You should not act in reliance of the information of this Monthly Update. We strongly encourage you to obtain detailed professional advice and read the relevant product disclosure statement in full before making an investment decision. Applications for an investment can only be made on an application form accompanying a current Product Disclosure Statement ("PDS")."