SPIRE GLOBAL PRIVATE REAL ESTATE

SPIRE USA MULTIFAMILY FUND IV (AUD)

A UNIT CLASS OF SPIRE CAPITAL MASTER FUND

MONTHLY FACTSHEET – JANUARY 2020

MONTHLY UPDATE

Given the Fund's recent completion of its capital raising period, this month's unit price is the first month for which the Fund's unit price is based upon the Fund's Net Asset Value. As per the Term Sheet, units were issued to investors during the capital raising period at the AUD equivalent of one US Dollar, based on the FX rate of the day their application was accepted.

Positively affecting the unit price was the net 2.78% fall in the value of the Australian dollar since 29 May 2019 (date of first issuance of units), from US$0.6916 to US$0.6724. The Fund does not hedge currency exposure. Negatively affecting the unit price is the recognition of the Fund's formation expenses for the first time in striking this month's unit price.

The Unit Price reflects the Q3 Underlying Fund Net Asset Values as at 30 September 2019. The Underlying Fund statements as at 31 December 2019 are expected to be received in late April 2020.

PERFORMANCE (NET OF FEES)

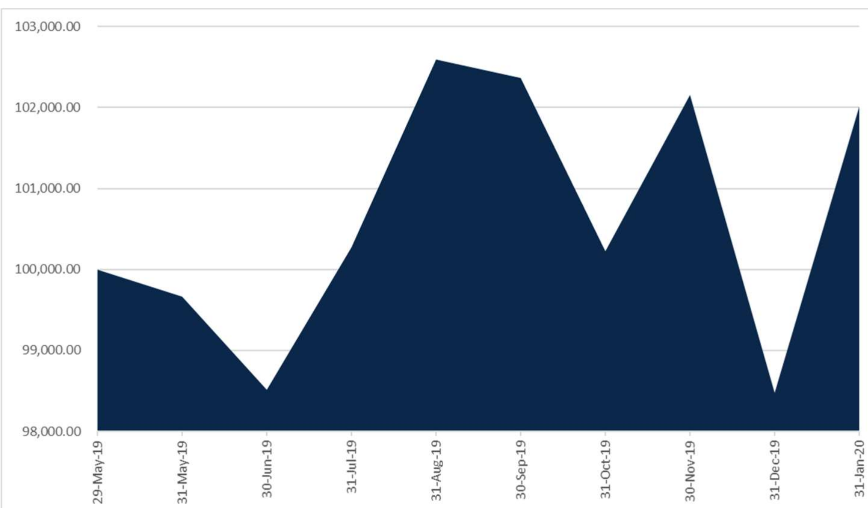
As at 31 January 2020
Based upon underlying fund data as at 30 September 2019

1 month	3 months	6 months	1 year	3 years (p.a)	Inception (p.a)
N/A	N/A	N/A	N/A	N/A	2.02%

Asset Allocation as at 31 January 2020	
Cash AUD	2.24%
Cash USD	54.08%
Investments USD	43.68%

Unit Price Movement Breakdown	
Underlying investments (incl. cash and distributions)	1.63%
Foreign exchange	1.36%
Management fees	-0.20%
Sourcing and structuring fees	-0.50%
Other expenses	-0.27%
Total Movement	**2.02%**

GROWTH OF AUD 100,000 INVESTMENT*



Past performance is not an indicator of future performance.
**Performance and Growth table and chart are based on an investment made at the Fund's first issuance of units on 29th May 2019 at $1.4470 per unit and includes Unit Price growth from commencement of NAV based unit pricing following completion of capital raising in January 2020. Unit Price and performance do not include the value of Foreign Income Tax Offsets (FITOs) which have been distributed in addition to cash. Individual investor performance will vary according to the Application Price at which they were issued Units in the Fund, which in turn was based upon the AUD / USD exchange rate applicable on the day that an investment is accepted.*

FUND DETAILS

Fund Size (AUDm):	$50.27m	**Fund Manager:**	Spire Capital Pty Limited
APIR Code:	SPI1337AU	**Investment Manager:**	Bridge Investment Group, LLC
Commencement:	11 April 2019	**Trustee:**	Spire Capital Pty Limited
Zenith Research Rating:	Recommended (Original rating, now lapsed as closed)	**Base Management Fee:**	0.50% p.a. x NAV
Unit Price:	$1.4762	**Underlying Fees:**	2% of committed equity
Distribution Frequency:	Biannually as at 31 December and 30 June	**Underlying Performance Fee:**	20% of realised profits after an 8% preferred return is paid to Limited Partners.
Application Status:	CLOSED	**Liquidity:**	Nil - Closed-ended fund

Q3 INVESTOR LETTER FROM BRIDGE INVESTMENT GROUP

Note: All dollar amounts and performance returns quoted are US Dollar denominated.

Thank you for your support of Bridge Multifamily IV Funds (the "Fund" or the "Partnerships"). We are pleased to share with you the Quarterly Report for the period ending September 30, 2019.

VIEWS ON THE MULTIFAMILY MARKETS

Following the third quarter of 2019, Bridge's multifamily strategy continues to experience superior performance amidst growing market uncertainty in other selected sectors of the US real estate market. The U.S. economy continues to stand tall among global markets experiencing sluggish or decreasing growth. A growing U.S. economy, strong household formation rates, and steady job growth continue to bolster the domestic investment landscape for real estate assets. Bridge Target Markets have particularly strong fundamentals, which has been accretive to our activities, and an evolving financing environment has brought new opportunities and challenges. The cumulative net effect continues to support our investments.

Headline economic figures in the U.S. remain positive more than ten years after the end of the Global Financial Crisis ("GFC"), making the current cycle the longest expansionary period on record. The Federal Reserve projects that real GDP growth, which surged to 2.9% in 2018 because of stronger government spending and tax cuts, will slow somewhat but maintain a still-healthy pace of 2.2% in 2019 and 2.0% in 2020. The economy's solid performance has driven steady job creation, which is fuelling demand for housing and new office space. At the current labour force participation rate, new job creation above 100,000 per month will continue to result in decreasing unemployment. The strongest job creation this cycle has been in office-using industries, such as professional services, which has added 4.7 million jobs since 2010 while doubling the growth rate of employment in manufacturing. New job creation has averaged 179,000 per month over the past twelve months, resulting in an unemployment rate of 3.5% as of September 2019, a 50-year low.[i] Furthermore, since January 2018 we have seen more job openings nationally than unemployed people, which highlights the potential for added growth in the economy. This is demonstrated in our portfolio by the breadth and depth of leasing activity, which is strongly performing across all our markets and across all segments of the business community that represent our tenant base.

Amidst positive macroeconomic indicators, the Federal Reserve has reversed course on its rate-hike initiative from last year. The Federal Open Market Committee ("FOMC") has framed recent rate cuts as a "mid-cycle adjustment to policy" rather than the beginning of an aggressive cycle of monetary easing. While economic growth has not created undue inflationary pressure to date, somewhat higher inflation rates should be expected in 2020 if the FOMC's moves have the intended effect. In September 2019, the overall inflation rate ("CPI") reached 1.7% year-on-year, tracking with the overall trajectory of inflation since the end of the GFC. October 2019 reports indicate that the CPI remains unchanged.[ii]

As conditions evolved post quarter end, the FOMC voted for a cut of 25 bps at the October 30, 2019 meeting and downplayed expectations of future cuts provided economic data remain robust. Investor optimism was observed throughout Q3 2019, but escalating trade tensions and FOMC moves post quarter-end were met with volatility in public equity markets. With uncertainty in the sustainability of rising public markets, the reprieve from interest rate hikes combined with low Treasury yields provides flexibility to Bridge's financing activities. U.S. cap rates remain steady and low in Commercial Real Estate Markets,[iii] which signals the continued attractiveness of Commercial Real Estate investing and within Bridge's expectations for the length of this expansion.

The U.S. remains the preeminent destination for capital as warning signs for the global economy continue to flash. Macroeconomic signals have started causing some stress in public markets, such as a recent drop in commodity prices. Meanwhile, muted inflation trends, as noted in the FOMC's most recent statement from September 2019, provide some room to maneuver. Several global central banks have embarked on rate cuts in recent months, which has lowered the cost of capital for foreign investors while also limiting their options at home for earning attractive yields. Notably for Bridge fundraising efforts, the European Central Bank has also recently cut already-negative interest rates, and rates continue in negative territory in Japan as well. This low-yield environment highlights the attractiveness of investing with Bridge because of strong returns, current income, and capital appreciation.

Positive real estate fundamentals continue to provide ample tailwinds to Bridge's investment activities. Household formation this quarter remained well above the post-recession average despite a drop from some of the largest increases this cycle. Strong household formation over the last couple years suggests that newly-formed US households have positive sentiment about the economy and financial stability. The homeownership rate remains more than 440 bps below the pre-recession peak, however, primarily because elevated home prices in most major urban areas are keeping homeownership out of reach for many households.[iv] Affordability concerns are further underscored by stagnant mortgage origination volume, including for home purchases as well as refinancing, despite interest rates reaching a three-year low.

The economic gains noted above continue to support improving fundamentals in the multifamily sector, creating lift for Bridge's investment approach. Effective rent growth reached 1.2% this quarter, and nationwide average unit rent surpassed the $1,400 benchmark for the first time.[v] Vacancy rates have also improved, dropping 400 bps to 3.7%, the lowest level in nearly two decades.[vi] The drop-in vacancies was driven primarily by increasing demand as the number of occupied units increased by a total of more than 280,000 units over the past two quarters. By comparison, new supply totaled only 135,000 units during this timeframe.[vii] Developers are responding to the tight market, as evidenced by the more than 100,000 multifamily permits that were issued during the quarter, a nearly 20.0% increase over the same quarter in 2018. Despite the coming new supply, however, rent growth is expected to remain positive with vacancy rates remaining at healthy levels for the foreseeable future.[viii]

Multifamily transaction activity remains healthy amidst continued strong investor interest in the sector. After largely holding steady for several consecutive quarters, average cap rates cap rates registered a 40 bps decrease to 5.1%.[ix] Meanwhile, property pricing continues to expand, with the RCA Multifamily Commercial Property Price Index (CPPI) posting a 7.7% year-on-year increase through the end of the quarter[x] Transaction volume totaled $43.5 billion this quarter, bringing rolling four-quarter volume to $179.9 billion, which is equivalent to a 6.8% year-on-year gain.[xi] The growth in overall transaction volume was driven by gains in both individual property and portfolio transaction volume.

INVESTMENT ACTIVITY UPDATE

As of September 30, 2019, Bridge Multifamily IV Funds have raised equity commitments totaling $926.6 million, with $876.6 million callable. The Partnerships have called 54.6% of callable commitments and made 24 investments in high-growth target markets. During the quarter ending September 30, 2019, the Partnerships acquired seven investment:

- Liberty Creek, acquired on July 26, 2019, is a 584-unit apartment community in Aurora, Colorado, with a purchase price of $105,550,000 and equity investment of $36,484,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 6.76% and an asset-level 16.81% IRR.
- 3055 Las Vegas, acquired on July 31, 2019, is a 321-unit apartment community in Las Vegas, Nevada, with a purchase price of $46,575,000 and equity investment of $17,314,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 6.03% and an asset-level 16.35% IRR.
- Brookstone, acquired on July 30, 2019, is a 264-unit apartment community in College Park, Georgia, with a purchase price of $22,800,000 and equity investment of $9,158,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 7.47% and an asset-level 15.77% IRR.
- The Ashlar, acquired on August 28, 2019, is a 264-unit apartment community in Dallas, Texas, with a purchase price of $29,400,000 and equity investment of $11,450,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 5.07% and an asset-level 15.55% IRR.
- Edgewater at Sandy Springs, acquired on August 28, 2019, is a 760-unit apartment community in Sandy Springs, Georgia, with a purchase price of $101,250,000 and equity investment of $41,220,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 6.11% and an asset-level 15.78% IRR.
- Landmark at Battleground, acquired on August 28, 2019, is a 240-unit apartment community in Greensboro, North Carolina, with a purchase price of $21,525,000 and equity investment of $8,806,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 7.58% and an asset-level 15.86% IRR.
- Victoria Park, acquired on August 28, 2019, is a 380-unit apartment community in Charlotte, North Carolina, with a purchase price of $42,100,000 and equity investment of $19,428,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 5.95% and an asset-level 15.50% IRR.

The Partnerships also have three investments under contract:

- Carrollwood Station, a 336-unit apartment community in Tampa, Florida, is targeted to close on December 3, 2019 with a purchase price of $46,368,000 and equity investment of $17,925,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 5.99% and an asset-level 14.26% IRR.
- Parc 2300, a 384-unit apartment community in Charlotte, North Carolina, is targeted to close on December 19, 2019 with a purchase price of $54,000,000 and equity investment of $20,661,800. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 5.98% and an asset-level 15.44% IRR.
- Altura on Tropicana, a 512-unit apartment community in Las Vegas, Nevada, is targeted to close on December 30, 2019 with a purchase price of $78,500,000 and equity investment of $31,276,000. The investment will be 100% owned by the Fund and targets an average four-year cash-on-cash return of 5.52% and an asset-level 14.42% IRR.

OPERATIONAL UPDATE

We are in the early stages of implementing our capital improvement program. Overall, we continue to feel positive about our multifamily investment operations, along with the activity in the specific markets in which we operate. We appreciate your support as our Partner and are gratified by the progress we have been able to achieve to date in the Bridge Multifamily IV Funds. We look forward to continued success.

If you have any questions regarding Bridge Multifamily Fund IV or your investment, please do not hesitate to contact Spire Capital on 02 9047 8800.

With Best Regards,

Jonathan Slager	Colin Apple
Chief Investment Officer	Deputy Chief Investment Officer
Bridge Multifamily IV Funds	Bridge Multifamily IV Funds

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i Bureau of Labor Statistics
ii Bureau of Labor Statistics
iii Real Capital Analytics, *Cap Yield Report*, as of Q2 2019
iv Census Bureau: Housing Vacancies and Homeownership
v Axiometrics as of Q3 2019
vi Axiometrics as of Q3 2019
vii Axiometrics as of Q3 2019
viii Axiometrics as of Q3 2019
ix RCA as of Q3 2019
x RCA as of Q3 2019
xi RCA as of Q3 2019

OVERVIEW

Spire USA Multifamily IV Fund (AUD) ('the Fund' a unit class of Spire Capital Master Fund) seeks to generate regular income and capital appreciation by investing in value-add US real estate. The Fund was established in April 2019 and acts as an unhedged Australian feeder fund into the assets of Bridge Multifamily Fund IV LP ("BMF IV") a Private Equity Real Estate underlying fund.

BMF IV is a US$750 million (targeted committed equity) value-add "buy, fix, sell" fund, which will invest in value-add US multifamily apartment communities. As of September 2019, BMF IV have raised equity commitments totaling $926.6 million, with $876.6 million callable. The Fund has a US$3.3 million capital commitment to BMF IV, of which 55% has now been called and invested, and owns a 0.35% share of a diversified current portfolio of 24 investments in high-growth target markets.

As at January 2020, the Fund has a US$33.3 million capital commitment to BMF IV, of which 42% has now been called and invested.

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$18 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 25 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 2,600 management, leasing and facilities employees across the states in which assets are owned.

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