SPIRE GLOBAL PRIVATE REAL ESTATE

SPIRE USA ROC OFFICE FUND I (AUD)

A UNIT CLASS OF SPIRE PRIVATE MARKETS GLOBAL FUND

MONTHLY FACTSHEET – NOVEMBER 2020

SPIRE CAPITAL

Monthly Update

Positively affecting the unit price during the month of November was the 4.11% net increase across the portfolio in the total book value of Bridge Office I Investment assets recorded for Q3. Negatively affecting the unit price during the month of November was the 4.93% increase in the value of the Australian dollar against the USD dollar from US$0.7023 to US$0.7369. The Fund does not hedge currency exposure.

The Unit Price reflects the Q3 Underlying Fund Net Asset Values as at 30 September 2020.

Performance (Net of Fees)*

Ordinary units as at 30 November 2020
Based upon underlying fund data as at 30 September 2020

1 month	3 months	6 months	1 year	3 years (p.a)	Inception (p.a.)
-0.95%	3.92%	-6.56%	-1.72%	N/A	2.89%

Unit Price as at 30 November 2020	
Unit price (excluding FITOs)	$1.4158
Est. FITOs	$0.0018
Unit price plus est. FITOs	$1.4176

Asset Allocation as at 30 November 2020	
Cash AUD	0.01%
Cash USD	4.36%
Investments USD	95.63%

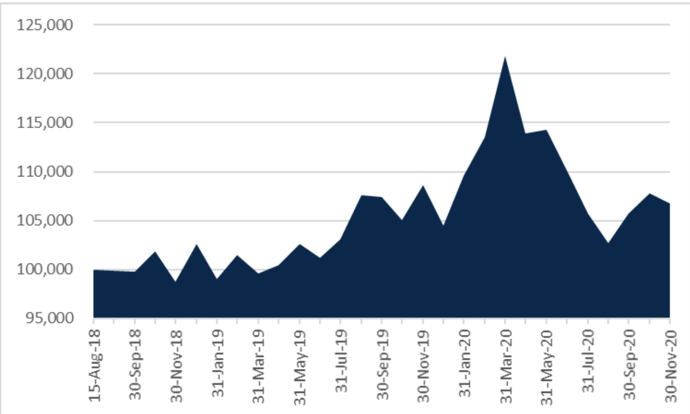
Returns including FITOs** (Net of Fees)

Since Inception Annualised (p.a)	Net excluding FITOs	Net including FITOs
30 June 2020	5.28%	5.51%
30 June 2019	1.22%	1.29%

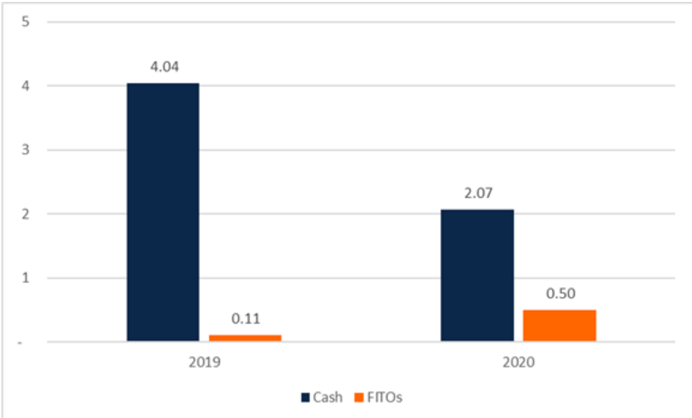
***Foreign Income Tax Offsets*

Monthly Unit Price Movement Breakdown	
Underlying investments (incl. cash and distributions)	3.72%
Foreign exchange	-4.61%
Fees and expenses	-0.06%
Total Movement	**-0.95%**

Growth of AU$100,000 Investment*



Distribution CPU



**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 15th August 2018 at $1.3849 per unit and includes Unit Price growth from commencement of NAV based unit pricing following completion of capital raising in March 2019. 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):	$51.24m	**Fund Manager:**	Spire Capital Pty Limited
Unit Price:	$1.4158	**Investment Manager:**	Bridge Investment Group, LLC
APIR Code:	ETL1567AU	**Responsible Entity:**	Equity Trustees Limited
Commencement:	15 June 2018	**Base Management Fee:**	0.60% p.a. x NAV
Application Status:	CLOSED	**Underlying Fees:**	2% of committed equity
Liquidity:	Nil - Closed-ended fund	**Underlying Performance Fee:**	20% of realised profits after an 8% preferred return is paid to Limited Partners.
Distribution Frequency:	Annually as at 30 June	**Zenith Research Rating:**	Recommended (Original rating, now lapsed as closed)

Bridge Office I Funds – Q3 2020 Investor Letter from Bridge Investment Group

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

Thank you for your support of Bridge Office I Funds (the “Fund” or the “Partnerships”). We are pleased to share with you the Quarterly Report for the period ending September 30, 2020.

Fund Performance Summary

As of quarter end, Bridge Office I Funds have achieved a 14.3% fund IRR (gross of all fees), 10.8% fund IRR (gross of carried interest) and 9.2% fund IRR (net of all fees). Please refer to the Performance Summaries in the enclosed materials. As of the November distribution, the Bridge Office I Funds will have produced an annualized current income yield of 5.9% year to date (‘YTD’) and 6.8% inception to date (‘ITD’) gross of fees and expenses. These current income figures are representative of our average investor’s returns, generated from the Fund’s investments and distributed to investors on a YTD and ITD basis.[i] The percentages represent an annualized cash-on-cash yield based on the weighted average of invested capital held over each respective period during which the income was generated by the Fund’s investments and are gross of fund-level expenses and fees withheld from distributions.

Observations on the Ongoing Impact of COVID-19 on the Economy and Commercial Real Estate Markets

During the third quarter of 2020, headwinds increased that directly affect the perception and performance of commercial real estate investments. These headwinds - both perceived and tangible—include the uncertain trajectory of the U.S. economy, an uncontrolled global pandemic, the potential emergence of unfavorable regulatory policy, and the lack of visibility into the timing, scope and likelihood of additional stimulus, to name a few. The combination of these forces has required investment managers to adapt to an unprecedented confluence of conditions.

Bridge has navigated these choppy waters well to date, yet we are fully aware of the depth of challenges that lie ahead. While we cannot predict the future, we are fortunate to be the beneficiaries of hard work and commitment to excellence in operations across each of our verticals. We are thus well positioned to perform, via thoughtful capital improvements, efficient and hands-on management, and proactive frontline communications that build strong relationships with our tenants and residents.

None of this would be possible without the committed efforts of the Bridge Family. Our people are the cement to our foundation, and we wish to highlight that we are taking excellent care of our employees. Without our frontline heroes, we would not have the confidence in our ability to weather such turbulent times. When we emerge from this disruption, we expect that opportunities to drive value for our investors will be greater than before, and our commitments to each other at all levels of Bridge will ensure that our company remains poised to execute swiftly and effectively as such opportunities emerge.

Turning to our observations of market conditions, the U.S. economic rebound continues, though certain sectors of the economy are recovering faster than others. The third quarter 2020 GDP surge was expected as U.S. states eased back restrictions on business activity between Q2 and Q3 2020. Annualized GDP growth came in at 33.1% for Q3 2020, a sharp turnaround from the 31.4% decrease in the previous quarter. However, we readily acknowledge that more work lies ahead as U.S. GDP is 3.5% below its peak recorded at the end of 2019. From here, growth is expected to moderate and it is likely that sectors such as travel, lodging, restaurants, and medical care remain below typical levels. The Bridge focus on demographic-driven sectors and operational positioning has insulated our performance through this period.

In the near-term, economic forecasts suggest that we will see a return to pre-pandemic levels by the end of 2021. Bloomberg Economics' baseline forecast for global growth is a 4.5% contraction for 2020, followed by a 4.8% expansion in 2021 that will bring output back to its pre-pandemic level.[i] This baseline view assumes that rising cases in Europe and the U.S. may result in sluggish growth, but will not fully unravel the recovery. We expect that the U.S. will deliver additional fiscal stimulus in Q1 2021 and that a vaccine will be widely distributed by mid-2021. However, there are risks that could slow down the pace of recovery such as: rising cases requiring a return to some form of lockdown; escalating U.S.-China tensions; or the delay of a scalable vaccine with a high degree of effectiveness.

Since May 2020, the U.S. economy has recovered 10.7 million jobs as of the October Jobs Report. That said, there is still a deficit of 10.1 million jobs since the sharp decline registered in April 2020. The easy wins are past us, and hard work remains. Early gains in May and June were strong, but July to October gains have come in far lower, often below consensus figures. In the most recent reporting month of October, nonfarm payrolls increased by 638,000 jobs. According to the Bureau of Labor Statistics (BLS), the net positive job growth helped cut the U-3 unemployment rate to 6.9%. The labor force participation rate increased slightly by 30 basis points to 61.7%, down 160 basis points year-over-year. The large contraction of the labor force has contributed to decreasing unemployment, and without this contraction, the U-3 unemployment rate would have been unchanged or may have increased. We remain cautiously optimistic but are prepared for a more sluggish recovery in jobs and economic growth and an uneven trajectory across markets and regions.

In Office, national fundamentals maintained a stable footing throughout the quarter despite clear headwinds amidst local and state business restrictions. While year-over-year market rents were flat at 0.1% in Q3 2020,[vii] tenants continue to make lease payments and hold their spaces throughout the pandemic. Backward revisions by the CoStar group resulted in nationwide vacancy rates increasing to 10.7% in Q3 2020, a 60 basis point increase compared to revised Q2 2020 data.[viii] Net completions, which totaled approximately 14.4 million square feet of space in Q3 2020, are up from 8.2 million square feet reported in revised Q2 2020 data.[ix] Not surprisingly, net absorption has fallen due to COVID-19, totaling negative 43.3 million square feet between Q2 and Q3 2020, with 73% of this “now available” space located in the Gateway Markets.[x] A large amount of office space remains under construction within the Gateway Markets, which we expect will bear more downside than the supply-constrained Bridge Target Markets and specifically our prime suburban locations, which have been very insulated from market disturbances so far. Office transaction volume over the four quarters ending Q3 2020 totaled $97.9 billion, which represented a decrease of 32.3% year-over-year due to the decreased volume of transactions occurring between Q2 2020 and Q3 2020.[XI] Office cap rates edged up 10 basis points to 6.6%, with top-quartile transactions trading below 5.6% and the average cap rate figure aligned with the overall horizontal trajectory of office cap rates since mid-2016.[XII]

In our Office Funds, we continue to experience highly limited delinquency and strong leasing activity that was on par in the third quarter with Q3 2019 activity. We have continued to execute numerous new and renewal leases broadly throughout the portfolio. In total, throughout COVID-19, we have signed 122 leases across 830,698 square feet. We are prepared to weather decreased economic activity in the short-term, and we expect to see significant outperformance in the Bridge Target Markets and our assets and long-term resilience in the sector. This crisis has further depleted an already significantly reduced supply pipeline in Bridge Target Markets, and liquidity, while impacted in the short-term, is only of importance if someone is a forced seller and not able to operate and drive stable cash flows through difficult times.

Understanding the long-term impact to demand continues to be the open question as COVID-related impacts to office utilization persist. Municipality driven public health directives and cautious employers act as a cap on utilization at a level far below pre-pandemic. This will only start to resolve once we have a vaccine and reoccupancy plans are implemented in earnest. We expect the pace of activity to continue at a steady level throughout the remainder of 2020. In our view, there is a tremendous opportunity for well-capitalized, vertically integrated owner-operators to innovate and reconceptualize office space in the prime suburbs of knowledge-based growth markets. Our most recent white paper, titled Hub and Spoke: Wheels Continue to Turn Towards Prime Suburban Office, explores in depth the ongoing and accelerated rotation into knowledge-based growth markets out of gateway cities and the resulting tactical opportunity set in prime suburban office. It can be found on our website under the Media section. Bridge continues to believe this asset class presents a compelling entry point, given an attractive basis, double-digit cash-on-cash return in a structurally low-yielding environment, and current dislocation between fundamentals and capital flows, even for best-in-class product.

While the current perception of commercial office is that COVID-19 presents an unacceptable business risk to take, reality is much more nuanced. We believe that the reoccupation of office will continue and will accelerate in the first and second quarters of 2021. We see evidence of office-using firms' resiliency, with medium and larger credit tenants continuing to plan space needs and execute leases across the country. Regardless whether to the suburbs or to central business districts, most workers are expected to return to offices. We have already seen this play out in the rest of the world, which is mostly back to the office. But what they will return to in the US is an important question, and those who do return will likely, if not certainly, need more space to accommodate social distancing. This trend of "de-densification" provides an immediate advantage to suburban property given its lower starting density and more diverse transit options.

While Bridge has long sung the praises of the prime suburbs, few would have predicted that the adage "location, location, location" would now so poignantly describe the high growth suburban locations. We have consistently seen over the past decade that growth in the US economy has been concentrated in the knowledge-based growth markets, which we refer to as Bridge Target Markets. Both employers and employees have increasingly preferred to locate in higher quality of life, lower cost of living metro areas, in which there is dynamic activity and accelerating long term trends of human capital in-migration. We have seen a mass exodus out of the city centers towards family-friendly prime suburban areas, as workers migrate away from inflated and prohibitively expensive residential real estate, while companies are already there, attracted to the robust, well-educated and eager labor force. In our view, prime suburban office will be the great beneficiary of the human capital migration curve steepening post CV-19.

Bridge Investment Group has a particularly strong vantage point into this rotation of tenants given we are among the largest and most specialized prime suburban office operators in the US. Since March 15th, in our nationwide portfolio of ~15mm square feet (SF), Bridge Office has experienced the following through October 2020:

- **Rent Collections**: Average rent collections of approximately 98.7%. Defaults and workouts have been extremely limited, with only 0.89% by SF and 1.7% by number of tenants in default.
- **Executed Leases**: In total, Bridge Office has signed 122 leases across 830K SF during COVID-19, including 323K of new leasing and 507k of renewal leasingacross the Bridge Office portfolio.
- **Market Rates**: Owned Market Rents are up 1.8% Y-o-Y and quoted rents have risen across the portfolio 0.4% from q2 to q3.
- **Reoccupancy**: Total portfolio reoccupancy as of November 1st stands at 61% and has continued to rise each month, up from 16% at the height of the crisis. The prime suburban markets where we focus have reoccupancy trends that far exceed the gateway markets (e.g, NYC at 10%). A number of our markets are nearly fully back to work, with assets in Florida, Georgia, suburban DC, and North Carolina leading the way at 80-100% reoccupied.
- **Touring Activity**: Has remained robust. Virtual leasing has been effective; while tours are down by about 20%, conversion has increased. Proposals are down only 8% year over year, and the SF of proposals is actually up 20% year over year, and consistent across the 3rd quarter and October.
- **Renewals/Extensions**: Minimally impacted, with the number of renewals/extensions continuing to be more than 60% of overall leasing activity. Given de-densification trends and the flexibility of space that prime suburban office allows, approximately 20% of renewals done in the previous quarter included expansions of existing space leases.

Repositioning and amenitizing well-located assets, particularly as supply is increasingly constrained, remains attractive for well-capitalized office operators such as Bridge. The COVID19 crisis threatens the positions of REITs, over-levered players and regional owners who may not be in the financial position to implement a capex and leasing program. For Bridge Office, which has both the capital and the operating scale in the prime suburbs, this challenging environment represents an opportunity to execute on our business plans where other market participants may struggle.

In this context, as has always been the case, Bridge operations continues to drive our performance. As this crisis enters its ninth month, we remain focused on clear and transparent investor communications; we will continue to follow up with webinars and communications as the months progress and meaningful new information is available. We will hold Q3 investor calls for our Funds on November 18th and look forward to you joining us.

Investment Activity Update

As of September 30, 2020, Bridge Office I had commitments totaling $572.8 million, with the total called capital for Bridge Office I remaining steady at $550 million, or 96% of committed capital. Bridge Office I investments totaled 32 assets comprising 81 buildings at its peak, and the current portfolio comprises 30 assets and 79 buildings, with a plurality across the southern U.S. markets. As of the quarter end, Bridge Office I had invested $715 million of capital, with $165 million coming from co-investments. Across all investments, the underwriting proforma forecast a weighted average three-year cash-on-cash return of 9.7%, an asset-level IRR of 20.6%, and a 1.77x multiple on invested equity. The fund has completed all planned acquisitions and sent our end of investment period notice on July 20th, 2020.

Operational Update

Rent collections during the quarter were strong as Bridge Office I received 98.6% of rents across our portfolio for Q3 2020 and collected 98.5% of October rents. This is due to the diligent efforts of our asset management and property management teams, who have worked tirelessly to maintain the portfolio's operational efficiency. Only 0.92% of the total Bridge Office I tenancy square footage is currently in default on rental payments, with some of those tenants merely taking advantage of certain states' executive orders that prohibit landlords from placing tenants in default, evictions, and/or charging late fees. Since inception of COVID-19, there are only 22 tenants totaling approximately 102K square feet, or 1.02% of the Fund's square footage, that have completed a rental deferment workout or are in process of completing a workout. In general, the deferments allow for two to four months of rental deferral, in exchange for an interest component amortized into the repaid rental, lease extensions, and/or termination of rights within a lease.

Operating results at the properties are solid, and our tenancy is strong. While Bridge Office I portfolio's ITD and Q3 2020 NOI was 5.2% and 11.3%, respectively, behind proforma when amortizing early termination fees, we are 2.3% ahead of proforma since inception when taking into account achieved and visible early termination fees, which is a better reflection of the restructuring of our rent rolls. Same-store NOI growth declined over the quarter, and Q3 NOI was down 4.6% QoQ when adjusting for early termination fees, though this is somewhat misleading as we deferred in the second quarter optional operating expenses that were not critical while we waited to see the initial reaction of our tenant base from CV-19. Overall, our operating expenses continue to be under budget for the year by approximately $2.5 mm or 3.3%, and ownership costs, which take into account interest payments, are running $3.0 mm or 7.1% under budget. We anticipate these cost savings trends to continue.

Same-store occupancy for assets held at least one year is down 2.1%, but the decline was entirely driven by the termination of State Street at 1200 Crown Colony. Excluding this single termination, we are excited to report same-store portfolio occupancy has improved 0.6% year-over-year. Leasing activity increased through the third quarter and has been stable the last 60 days, though net leasing absorption in the third quarter was negative by about 124K sf or 1.24% as known vacates rolled out of maturing leases. Our pipeline of leasing under negotiations is approximately 250K sf and sets up well for a strong fourth quarter. Over the next 12 months, the Fund has approximately 700,000 sf, representing 7% of the portfolio, that expires; we are in renewal dialogue with approximately 50% of those tenants. Approximately 40% of these were known vacates when we acquired the buildings or were strategic short-term leases, including Maximus at 5601 Hiatus, a two-year lease related to Census work for 101K sf, and State Farm, a known vacate at Flagler Station for 60K sf. Even prior to the pandemic, there was already a trend towards an increase of short-term tenants occupying periods of one to three years at a rent premium, though this continues to account for less than ten percent of our portfolio's rent roll.

Of the leases Bridge has signed or negotiated since the early stages of COVID-19, approximately 40% have a component of flexibility to them. Our view is that there will be an enhanced desire and premium for flexibility of term, where a company can sign, for example, a three-year lease with a renewal option rather than a 10-year lease, but at a higher rent. While as an office operator, this could initially decrease the weighted average lease term of the portfolio, it does so in the context of accretive leased occupancy collecting higher rent and re-mark to market. The reality, in our view, is the majority of tenants will still continue to seek the typical five to ten-year lease terms. Given our overall portfolio dynamics, we expect occupancy and leasing to stay in a fairly narrow band around 80% leased and around 78% occupied +/- 150 bps over the next three quarters.

Amid continued leasing during the COVID-19 pandemic, during the third quarter, Bridge Office Fund I had an occupancy gain of five basis points to 78.6% occupied. After a strong first half of the year with 777,000 SF leased, in Q3 Bridge Office I leased 47,000 SF and 49,000 SF of new and renewal space, respectively, utilizing virtual leasing on all available space. YTD total leasing is only 1% behind 2019, and new leases are currently 11% ahead of 2019. Leases currently under negotiation or in the proposal phase provide positivity across the portfolio, particularly given the increased demand for square feet in new proposals.

Sublease availability in our portfolio, defined as existing tenants who have term remaining on their leases but seek to lease it out to reduce their obligations, totaled 426,000 SF, or 4.3% of the portfolio, rising 0.5% for the quarter. This represents an increase of about 150,000 SF since the end of 2019, but generally, sublease availability in Bridge Target Markets has not made a dramatic jump, indicating continued preference and resilience for those markets. We anticipate this figure will rise by another 50 to 75 bp or so over the next two quarters. With only 7% of tenant roll expected over the next four quarters and a WALT of 4.2 years at quarter end, the portfolio is well leased and in a strong position to deliver cash flows even through the downturn. In October, Bridge Office I refinanced One Concord and Tower 1320. We are currently under application to extend the Piedmont-5 portfolio loan and will be extending the Piedmont-7 loan per the extension option in the existing loan at the end of the year. We do not see any issues at present with completing those two extensions.

Investment disposition activity has continued at a low level as we enter the end of the year, and we continue to expect reduced sales activity for at least the next few quarters until the capital and debt markets stabilize and a vaccine facilitates a return to normal office use. At that point, we will look to sell some of our most stabilized assets but will continue to operate the majority of our assets and expect our holding period to be longer than pro forma. Our portfolio is in a strong position to weather the current market difficulties and to continue to pay strong cash flow to investors, and we will not be forced sellers. As has always been our experience, strong operations mitigate risk and drive value for investors through challenging market cycles. The net effect of this on expectations is that the Fund will achieve a slightly lower IRR yet a greater multiple as compared to pro forma.

As we have continued to execute our business plan across the portfolio, valuations for the Fund rose modestly on the quarter. We valued two assets, Capital Center and Somerset Center, for the first time, with the total portfolio seeing a total write up of 3.2%. The lack of market trades makes ascertaining valuations more difficult, but as our assets continue to perform, we are comfortable holding values steady until the market provides us with further information. We continue to be measured in our valuation movements but are backing off on our heightened levels of credit loss in our forecasts as we now have a seven-month track record of approximately 99% collections since the start of the COVID-19 pandemic.

As Bridge Office I accomplished full capital deployment shortly after the new year, and with business plans well underway, we are optimistic about Bridge Office I's prospects in the current environment. Total deployed capital in Bridge Office I's portfolio remains at 96%, in line with full deployment. Given our full investment level, our $15.0 million working capital line, and our strong asset level cash flow, Bridge Office I is well positioned to sustain any short-term volatility due to the COVID-19 virus and still deliver strong returns and distributions for our investors. We expect a gradual increase in our distribution yield as we traverse 2021.

We appreciate your support as our Partner and are gratified by the progress we have been able to achieve to date. We look forward to our continued mutual success in Bridge Office I and in Bridge Office II, which held its first close in December 2019 and has closed on five assets through Q3 2020. We have a strong operating team in place, and our management team has been through crisis before. We are well positioned with our lenders, our assets, our people, and our tenants.

With Best Regards,

John Ward
Chief Investment Officer
Bridge Office I Funds

Fund Overview

Spire USA ROC Office Fund I (AUD) ('the Fund' a unit class of Spire Private Markets Global Fund) seeks to generate regular income and capital appreciation by investing in value-add US real estate. 'ROC' stands for Real estate Opportunity Capital. The Fund was established in June 2018 and acts as an unhedged Australian feeder fund into the assets of the underlying Bridge Office Fund I LP ("BOF I"); a Private Equity Real Estate underlying fund. BOF I held its final close in January 2019 raising US$735.5 million (total committed equity, including co-invest) value-add "buy, fix, sell" fund, which will invest in value-add US commercial office properties. The Fund has a US$34 million capital commitment to BOF I, of which 96.1% has now been called and invested, and owns a 6.16% share of a diversified current portfolio of 32 investments across various markets in the US.

Bridge's subsidiary fund management companies are registered investment advisers with approximately $20.2 billion of AUM. The principals of Bridge have been investing in real estate for 27 years and have experienced success in the multifamily, commercial office, seniors housing and CRE-backed fixed-income sectors. Bridge's subsidiaries manage private equity funds, separately managed accounts, co-investments, and joint ventures. A vertically integrated real estate platform, Bridge and its affiliates employ over 4,000 people across 23 states and 50 metropolitan statistical areas. In 2020, Bridge was again named a Top 50 Private Equity Real Estate firm by PERE, a leading industry publication, moving up to #17 in the rankings. Bridge and its affiliates manage approximately 40,000 multifamily housing units, 12,500 senior housing units and about 14.4 million square feet of commercial office space.

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Important Information