SPIRE USA MULTIFAMILY FUND IV (AUD)

A UNIT CLASS OF SPIRE CAPITAL MASTER FUND

MONTHLY REPORT – MARCH 2022

Monthly Update

Positively affecting the unit price during the month of March was the 7.14% net increase across the portfolio in the total book value of Bridge MF IV Investment assets recorded for Q4 2021. Negatively affecting the unit price during the month of March was the 3.04% increase in the value of the Australian dollar against the US dollar from US$0.7264 to US$0.7485. The Fund does not hedge currency exposure.

The Unit Price reflects the Q4 Underlying Fund Net Asset Values as at 31 December 2021.

Please see on the following pages a detailed Q4 Investor Letter and Chief Investment Officer report for the Underlying Fund.

Performance (Net of Fees) *

As at 31 March 2022
Based upon underlying fund data as at 31 December 2021
Please note, the inception date for individual investors is the date units were issued in the Spire Feeder Fund at time of application

1 month	3 months	1 year	3 years (p.a)	Since Inception Annualised[1]	Inception Foreign Exchange Impact	TVPI[2]
3.17%	**3.06%**	**33.63%**	**N/A**	**10.99%**	**-10.96%**	**1.2737**

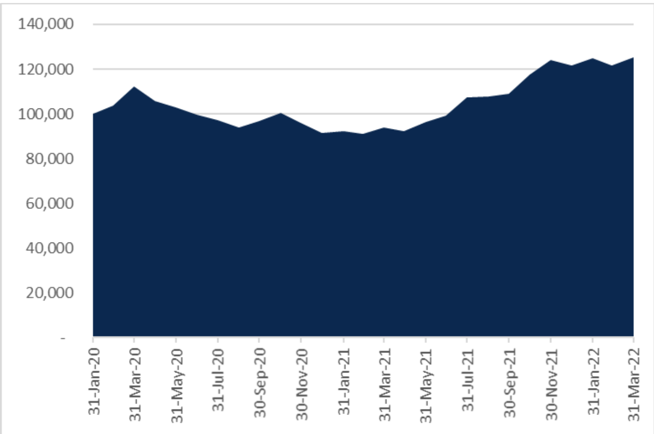
Asset Allocation as at 31 March 2022	
Cash AUD	0.47%
Cash USD	7.08%
Investments USD	92.45%

Unit Price Movement Breakdown	
Underlying investments (incl. cash and distributions)	6.30%
Foreign exchange	-3.08%
Fees and expenses	-0.05%
Total Movement	**3.17%**

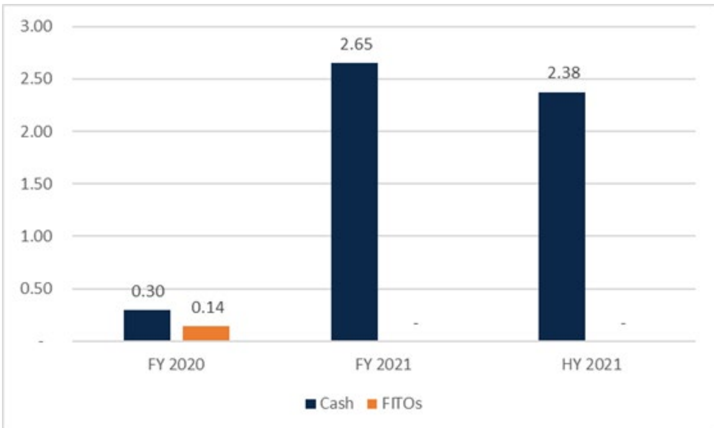
[1]***Inception -*** *31 January 2020. Inception date occurred from the commencement of NAV based unit pricing, following the completion of capital raising in January 2020. Please note however that each investor's performance numbers are calculated on an individual basis from their time of application and may differ from the above.*
[2]***TVPI*** *– is the "Total Value Paid In" ratio and is, according to the Institutional Limited Partners Association (ILPA) perhaps the best available measure of performance before the end of a (closed-ended) fund's life. TVPI is the total estimated value of the fund's investments, both distributions received plus the value of the remaining investments in the fund, divided by the amount of capital paid into the fund to date. For the purposes of calculating TVPI Spire capital includes the value of any Foreign Income Tax Offsets in the value of distributions received. This ratio has other names, including Multiple of Investment Capital (MOIC) and the Return on Invested Capital (ROIC).*

**Past performance is not an indicator of future performance. Performance and Growth table and chart are based on the aggregated total application amount and units issued during the capital raising period 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.*

Growth of AU$100,000 Investment*



Distribution CPU



SPIRE CAPITAL

Fund Details

Fund Size (AUDm):	$61.78m	**Fund Manager:**	Spire Capital Pty Limited
Unit Price:	$1.8141	**Investment Manager:**	Bridge Investment Group, LLC
APIR Code:	SPI1337AU	**Trustee:**	Spire Capital Pty Limited
Commencement:	11 April 2019	**Base Management Fee:**	0.50% 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:	Biannually as at 31 December and 30 June	**Zenith Research Rating:**	Recommended (Original rating, now lapsed as closed)

Bridge Multifamily IV Funds – Q4 2021 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 Multifamily Fund IV LP and its parallel vehicles ("Bridge Multifamily IV," the "Fund," or the "Partnerships"). We are pleased to share with you the CIO Quarterly Report for the period ending December 31, 2021.

Fund Performance Summary

As of quarter end, Bridge Multifamily IV has achieved a 44.7% fund IRR (gross of all fees), 40.6% fund IRR (gross of carried interest) and 34.4% fund IRR (net of all fees), resulting in a 1.96x MOIC and 1.69x MOIC. Please refer to the Performance Summaries and the notes regarding these calculations in the enclosed materials. As of quarter end, Bridge Multifamily IV has produced an annualized current income yield of 6.4% year to date ("YTD") and 6.2% 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 from a YTD and ITD basis. Individual investor returns may vary. 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.

THE STATE OF THE U.S. ECONOMY AND THE RESILIENCE OF U.S. COMMERCIAL REAL ESTATE

As of the date of this letter, Bridge Investment Group Holdings LLC ("Bridge") recognizes that global volatility and the implications for U.S. commercial real estate are at the forefront of our investors' minds. Each day brings new information about the macroeconomic outlook, from geopolitical turmoil to global and domestic inflation to a rising rate environment. These pressures have weighed heavily on both the public equity and fixed income markets, and we have seen significant retrenchments in many sectors, including technology and growth stocks in general. We continue to evaluate the impact of a volatile period globally as we evaluate opportunity and investment in 2022.

At the end of 2021 uncertainties around the COVID-19 Omicron variant and anticipation of the Federal Reserve's response to a mix of transitory and persistent inflation signals dominated investor mindsets. Post-quarter end, COVID-19 Omicron variant concerns have faded, at least in most states in the US, although recent data on the BA.2 variant are troubling, and geopolitical turmoil has emerged as a global concern as Russia's invasion of Ukraine continues to cause severe human loss and economic disruption. Global markets responded quickly, with the Euro Stoxx index decreasing by over 10 percent in less than two weeks, and global energy markets saw a meaningful spike as crude oil and gas prices rose steadily through March 8th before settling at a new elevated level[i]. With the most recent inflation readings already at historically high levels—5.1% year-on-year ("YOY") in January in the EU[ii] and 7.9% YOY in February in the U.S[iii]—volatility in the energy markets is anticipated to contribute to sustained and elevated inflation levels. As of the date of this letter, there is no clear path to peace in the Ukraine conflict, and rhetoric is growing more alarmist, suggesting that market volatility will persist in Q2 2022. While the real estate sectors in which we invest have been relatively unaffected to date, we remain alert to possible ramifications.

In the U.S., the economic outlook remains robust relative to weakening outlook globally. At the foundation of the U.S. economy is real GDP, which increased 5.7 percent in 2021 in contrast to a decrease of 3.4 percent in 2020[iv]. According to data from the U.S. Bureau of Economic Analysis, this increase was observed across all major components from personal consumption expenditures, non-residential and residential fixed investment, inventories, to exportsv. Central to this growth are U.S. consumers, who increased spending year-over-year in nearly every categoryvi. Such elevated levels of spending have fueled the economy while also contributing to inflationary pressures. Accordingly, on March 16th, the Federal Reserve announced a 25-basis point increase in the Federal Funds Rate and signaled an additional six increases before the end of 2022[vii]. The Federal Reserve's actions are designed to address the significant inflation pressures in the U.S. economy and may be supplemented by additional actions in the future.

In the face of these macro issues, we see evidence of resilience and stability across many U.S. real estate sectors. We highlight across our letters the attractive characteristics of U.S. commercial real estate. In the logistics sector, demand continues to see robust growth driven by shifting demographic trends, evolving consumer behaviour, user growth expectations across product categories and markets coming from e-commerce, retailers, third-party logistics providers and life sciences occupiers. In residential broadly defined, including multifamily, workforce & affordable housing and single family for rent, we saw a record quarter not only for absorption but also for transaction volume, with the latter nearly reaching three-times the five-year average for fourth quarter activity. In office, we saw annual transaction volume return to pre-pandemic levels amid signs that the office market is normalizing with net absorption turning positive in the second half of the year. Seniors housing, which was perhaps most impacted by the COVID-19 pandemic, continues to see occupancy gains, and we believe limited financing for development will lead to a decrease in supply. For real estate credit strategies, we believe that the global hunt for yield will continue to drive capital to well-formulated asset-backed strategies that are positioned for the upside of an increasing short-term rate environment. Collectively, our outlook for commercial real estate underpins our view that the U.S. remains the preeminent investment destination for global capital.

We continue to believe that U.S. commercial real estate sectors will be at the forefront of U.S. economic resilience despite turbulence in global capital markets. We look forward to sharing our outlook and year-end results with you during our upcoming Limited Partners Annual Meeting between April 5th and 6th, 2022.

VIEWS ON THE MULTIFAMILY MARKET AT Q4 2021 QUARTER END

Bridge continues to see robust performance of Class B multifamily fundamentals as of H2 2021. Additionally, our focus on select suburban markets that have generally outperformed urban submarkets appears to be successful. With strong demand continuing, overall multifamily construction is poised to increase as authorized projects yet to be started are up 51% year over year[vii]. However, absorption of 673,478 units in 2021 far outpaced new supply of 358,734[ix]. We believe the sector will continue to experience robust fundamentals coming off a strong 2021, which saw effective rents grow over 15% YOY and occupancy come in at 97.4%, the highest level of the past decade[x]. Multifamily investment as a percentage of the overall US commercial real estate market rose to 41.5% in 2021, the highest allocation to multifamily on record[xi].

Multifamily saw unprecedented transaction activity to close the year at $157.3 billion for Q4 2021, which eclipses the high water mark from the past decade of $88.9 billion set in the prior quarter and is 193% higher than the five-year average for Q4 activity[xii]. The total volume increased to $346.8 billion for 2021, which is a record high for the past decade[xiii]. Through quarter-end, rates remained relatively low and multifamily borrowing costs continue to be supportive of strong transaction pricing. Multifamily mortgage debt outstanding rose to $1.8 trillion[xiv]. While the GSE's debt outstanding rose slightly over the past quarter, banks, life companies and debt funds all increased lending capacity in 2021. The spread between multifamily cap rates and the 10-Year Treasury rate was flat through the second half of 2021, as nationally cap rates decreased slightly to 4.7% and the 10-year remained steady at 1.5%. The spread between the two is likely to narrow further in 2022[xv]. Top-quartile transactions are trading below a 4.1% cap rate, and in our attractive target markets Bridge saw cap rates ranging from 3.0% and 4.0% with capital chasing some garden apartment trades below a 3.0% cap rate[xvi]. We continue to find attractive deals despite the competitive acquisition market and are able to project attractive returns from our value-add strategy where we anticipate driving NOI growth significantly during our hold periods through our capital improvements and operational execution. In summary, we believe strong investor interest, solid fundamentals, and strong operational performance continue to contribute to an overall solid multifamily market.

INVESTMENT ACTIVITY UPDATE

As of December 31, 2021, Bridge Multifamily IV raised equity commitments totaling $1.594 billion, of which the Fund had called 87.2%. We have closed 100% of Bridge Multifamily IV's anticipated real estate allocation. We are very pleased with the portfolio that we have assembled for Bridge Multifamily IV and are excited for the next phase of the Fund as we start to complete the value-add repositioning. As the market has rebounded and prices have increased, there has been continued downward pressure on cap rates and we have the portfolio is demonstrating meaningful appreciation.

OPERATIONAL UPDATE

We are continuing with our business plans on the assets in the portfolio and expect to begin dispositions in 2022. Overall, we continue to feel positive about our multifamily investment operations, along with the activity in the specific markets in which we operate. On balance, we came into fourth quarter in a strong position. The portfolio is 95.4% leased and the asking rents are an encouraging 22% higher than in-place rents. Q4 asset reviews were strong for the portfolio with NOI averaging 15.9% above budget for the Fund's portfolio YTD and NOI life-to-date is 4.3% ahead of pro-forma projections with COVID-19 loss reserve included, or 6.5% ahead with COVID-19 loss reserve excluded.

As of December 31, 2021, YTD same-store performance compared to the prior year indicated average effective rent, total revenue and NOI increased by 10.0%, 10.5%, and 12.0%, respectively. The weighted average effective monthly rent per unit across all 54 properties held for at least a full month as of December 31, 2021 (the "Portfolio") was $1,211. While we do not yet have a complete picture on the true COVID-19 write-offs during this period due to our deferral program and inability to pursue residents via evictions notices, etc., same-store cash collections in Q4 2021 were up 15.6% versus Q4 2020. During the fourth quarter, for the properties in the Fund's Portfolio, we completed 732 unit upgrades, of which 539 have been leased and are achieving an average monthly rent premium of $116 for an ROI of 18.1%. Since inception, for the properties currently in the Fund's Portfolio, we have completed 4,960 unit upgrades and achieved an average monthly rental increase per unit of $113, equating an ROI of 18.9%, respectively on all units leased as of December 31, 2021.

The Fund's five development projects continue to progress well:

- All units have been delivered at Cabana 99 on budget and approximately on schedule. The last units were delivered in February 2022 and the property is currently 80% occupied and 84% leased. The average in-place rent of $1,332 is 15% ahead of proforma projections.

- As of March 9, Seven Skies was 12% leased. There are currently 21 units scheduled to move in after March 15. Final completion of building 2 is scheduled for April 22nd and no major cost overruns or delays are anticipated at this time. The first buildings (24 &1) at Vernola Marketplace were delivered in December 2021. We now have Certificates of Occupancy on 12 buildings and have delivered 108 units, with another 53 units to deliver by the end of March 2022. Construction completion is now projected for September 1, 2022 – three months ahead of schedule. Lease-up is progressing with 30% of available units leased at rents 30% above proforma projections. The property is leasing slower than expected and a rental pricing adjustment may be needed, but it the market suggests that it will still be ahead of proforma.

- Grading work has been mostly completed at Ovation at Galatyn (formerly Legacy at Galatyn Station) and buyout is 95% complete. No major cost overruns or delays anticipated at this time.

- Cabana Southern is 98% bought out, but the framer did not lock in lumber when the contract was issued. Current exposure is estimated at $1.3 million. There is currently $1.9 million of contingency in the budget. Fundamentals in the East Valley submarket continue to be strong with 20% growth in asking rents and less than 3% vacancy.

BRIDGE'S ONGOING COMMITMENTS TO SOCIAL RESPONSIBILITY AND EQUITY

Acknowledging that climate change poses both risks and opportunities to our business and the broader society we live and operate in, and in order to better understand how we can address those risks and opportunities in our risk management and strategic planning processes, Bridge became a supporter of the Task Force on Climate-related Financial Disclosures ("TCFD") in 2021. During the fourth quarter, Bridge performed a firmwide TCFD Maturity Assessment that resulted in recommendations for immediate and longer-term next steps, including timing and improved alignment to TCFD's four pillars of Governance, Strategy, Risk Management, and Metrics & Targets. Furthermore, in early 2022, we launched a dedicated Climate Change Task Force comprised of senior leadership from across our equity asset verticals, ESG, risk management, legal and compliance, finance, and client solutions group.

During the fourth quarter, Bridge also completed its first Materiality Assessment, a critical exercise in stakeholder engagement and designed to help a firm identify and understand the relative importance of specific ESG and sustainability topics to an organization. Our Materiality Assessment involved looking at a variety of factors through two particular lenses: potential impact on Bridge and importance to our stakeholders. We surveyed certain investors, external partners, internal employees, and commercial office tenants. Going forward, we expect to conduct a Materiality Assessment every 2-3 years and will utilize the insights gleaned from the assessment to guide our ESG strategy.
We are also thrilled to share that 55 Bridge-owned commercial office buildings earned the acclaimed WELL Health-Safety Rating in early 2022, an example of our commitment to implement evidence-based strategies that support the overall wellness of our properties as companies large and small continue to return to the office in greater numbers.

As we reflect on the 2021 year where many ESG related milestones were achieved, we are looking forward to publishing our second annual firmwide ESG report later this quarter.

We appreciate your support as our Partner and are gratified by the progress of the portfolio to date, and Bridge Multifamily Fund IV overall, and 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 us.

With Best Regards,

Jonathan Slager
Co-Chief Investment Officer
Bridge Multifamily IV Funds

Colin Apple
Co-Deputy Chief Investment Officer
Bridge Multifamily IV Funds

DISCLAIMER

This CIO Letter (this "Letter") is provided to limited partners for informational purposes only by Bridge Multifamily Fund Manager LLC (together with its affiliates, "Bridge") related to an investment in the Fund. Prior performance of the Fund (including any distributions, returns or annualized yield) and any targets or pro forma numbers referenced herein are not a guarantee of future results and individual investor returns differ materially from those summarized herein due to differing management fees and investment dates. This Letter contains forward-looking statements that are based on the current beliefs and assumptions of Bridge. Investors are cautioned not to place undue reliance on any forward-looking statements in this Letter. We provide no assurance that these beliefs and assumptions will not change or that the Fund will successfully execute on its strategies or achieve target returns. The performance of any investment, including an investment in the Fund, is subject to various risks, including those identified in the Fund's private placement memorandum.

iS&P Global Capital IQ. Data as of March 17, 2022.
ii Eurostat as of February 23, 2022.
iii U.S. Bureau of Economic Analysis. *Gross Domestic Product, Fourth Quarter and Year 2021 (Second Estimate).* As of February 24, 2022.
iv U.S. Bureau of Economic Analysis. *Gross Domestic Product, Fourth Quarter and Year 2021 (Second Estimate).* As of February 24, 2022.
v U.S. Bureau of Economic Analysis. *Gross Domestic Product, Fourth Quarter and Year 2021 (Second Estimate).* As of February 24, 2022. vi U.S. Bureau of Economic Analysis. *Gross Domestic Product, Fourth Quarter and Year 2021 (Second Estimate), Table 2.* As of February 24, 2022. Note: the only negative year-over-year change was in "Final consumption expenditures of non-profit institutions serving households," which is the portion of PCE that represents the services that are provided to households by non-profit institutions serving households without explicit charge.
vii Board of Governors of the Federal Reserve System, *Summary of Economic Projections.* March 16, 2022
viii U.S. Census Bureau, *New Residential Construction.* As of Q4 2021. ix RealPage as of Q4 2021. x RealPage Market Analytics as of Q4 2021.
xi Real Capital Analytics as of Q4 2021.
xii Real Capital Analytics as of Q4 2021.
xiii Real Capital Analytics as of Q4 2021.
xiv Newmark Research, Trepp as of Q4 2021. xv Real Capital Analytics as of Q4 2021.
xvi Real Capital Analytics as of Q4 2021.

SPIRE GLOBAL PRIVATE REAL ESTATE
SPIRE USA MULTIFAMILY FUND IV (AUD)
A UNIT CLASS OF SPIRE CAPITAL MASTER FUND
MONTHLY REPORT – MARCH 2022

Fund 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$1.594 billion value-add "buy, fix, sell" fund, which will invest in value-add US multifamily apartment communities. The Fund has a US$33.3 million capital commitment to BMF IV, of which 93.44% has now been called and invested, and owns a 2.11% share of a diversified current portfolio of 45 investments in high-growth target markets.

Bridge's subsidiary fund management companies are registered investment advisers with approximately $25 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.

Contact our team

Operations – operations@spirecapital.com.au or call us on +61 02 9047 8800

Leakena Taing
Head of Operations

Email leakena.taing@spirecapital.com.au
Phone (+61) 2 9047 8803
Mobile (+61) 424 430 044

Suzette Tenedora
Senior Operations Officer

Email suzette.tenedora@spirecapital.com.au
Phone (+61) 2 9047 8804
Mobile (+61) 450 119 320

Investor relations – investorrelations@spirecapital.com.au

Dale Holmes
Director

Email dale.holmes@spirecapital.com.au
Phone (+61) 2 9047 8802
Mobile (+61) 401 146 106

Stuart Haigh
Director

Email stuart.haigh@spirecapital.com.au
Phone (+61) 2 9047 8807
Mobile (+61) 413 750 521

Chris Niall
Senior Manager – Investor Relations

Email chris.niall@spirecapital.com.au
Mobile (+61) 419 011 628

Sebastian Madden
Associate - Investor Relations

Email sebastian.madden@spirecapital.com.au
Phone (+61) 2 9047 8808
Mobile (+61) 421 107 907

Important Information