

DISTRIBUTION COMPONENTS

YEAR ENDED 30 JUNE 2021 SPIRE USA ROC OFFICE FUND I (AUD)

APIR CODE: ETL1567AU

Spire Capital Pty Ltd ACN 141 096 120 AFSL 344365

Level 30, Suite 4 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000 T +61 2 9047 8800 F +61 2 9047 8811

www.spirecapital.com.au

The distribution components for the Australian income tax year ended 30 June 2021 have been calculated as follows:

The Fund is an Attributable Managed Investment Trust (AMIT), unit holders should refer to their Attribution Managed Investment Trust Member Annual (AMMA) statement for the purpose of completing their income tax returns and seek tax advice from their professional adviser on enquiries about their AMMA statement.

Income Type	Distribution CPU
Domestic Interest	0.0014
Foreign Income	3.1582
Foreign Income Tax Offsets (FITOs)	0.5044
Attribution Amount	3.6640
Less: Foreign Income Tax Offsets	(0.5044)
Other non-attributable amounts	1.3301
Cash Distribution	4.4897
AMIT cost base net amount - excess (cost base decrease)	1.3301

For further information, please contact:

Leakena Taing

Head of Operations T +61 2 9047 8803 operations@spirecapital.com.au For advisor / investor enquiries, please contact:

Matthew Cook

Director / Fund Manager T +61 2 9047 8801 matthew.cook@spirecapital.com.au

Dale Holmes

Director / Head of Investor Relations T +61 2 9047 8802 dale.holmes@spirecapital.com.au