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MONTHLY UPDATE

SPIRE USA ROC II FUND (AUD)

March 2016

Key Fund Details

APIR Code:	ETL0371AU
Responsible Entity:	Equity Trustees Limited
Commencement:	1 July 2013
Fund Size:	A\$59.33 million
Rating:	Highly Recommended (Zenith Investment Partners)
Application Status:	CLOSED

Ordinary Unit Price and Performance (Net of Fees)

as at 31 March 2016 based upon underlying fund data as at 31 December 2015

Unit Price:	\$1.4847
1 month:	-3.94%
Rolling 3 months:	-2.24%
Rolling 6 month:	-5.76%
Rolling 12 month:	3.61%
FYTD:	0.26%
Since Inception:	58.94%
Since inception (p.a):	18.34%

Monthly update

The unit price for March is the first month during which the underlying fund value is taken as at 31 December 2015 (Q4), based upon the audited asset revaluations as at this date. This revaluation process resulted in a 4.34% quarterly increase (17.36% annualised) in the value of the Fund's interest in the underlying portfolio from Q3 to Q4, which had a positive impact on the Fund's unit price.

Negatively affecting the Unit Price was the 7.70% rise in the value of the Australian dollar against the USD dollar during March, from 0.7142 to 0.7692.

Q4 saw the sale of two ROC II assets, being the US\$22.6 million sale of *Silver Shadows Apartments*, a 200 unit multifamily community in Las Vegas, Nevada, which generated a 32.1% gross IRR and 1.48x gross equity multiple. Also sold was *Stratford Apartments* for US\$20.6 million. *Stratford* is a 269 unit multifamily apartment community in San Antonio, Texas. This sale generated a 21.6% gross IRR and 1.78x gross equity multiple. The Fund will shortly receive its proportionate distribution of capital and profits from these sales, which will form part of the next distribution to investors.

A copy of the underlying fund's Asset Summaries report accompanies the distribution of this Monthly Update to existing investors and their advisors. To other parties this is available on request. This Asset Summaries report provides a comprehensive one page report on each of the 53 multifamily and commercial office properties remaining in the ROC II portfolio, together with a covering letter from Chief Investment Officer Dan Stanger, and a portfolio level Investment Performance Summary through 31 December 2015.

Fund Profile

The Fund acts as an unhedged Australian feeder fund into the assets of Real Estate Opportunity Capital Fund, LP ("ROC II"). ROC II is a US\$600 million (equity) value-add "buy, fix, sell" private equity real estate fund, investing in value-add US multifamily apartment communities and office buildings.

The Fund owns a 5.88% share of a diversified portfolio of 55 separate real estate assets across the US with an estimated gross value of US\$2.1 billion. As at the date of this update, the ROC II portfolio owns 50 multifamily apartment communities comprising 17,610 "for lease" residential units and 5 office buildings with approximately 1.5 million square feet of leasable office space. 5 assets of the 60 assets originally acquired in the ROC II portfolio have now been profitably sold following completion of their value-add strategies.

Manager Profiles

Spire Capital (Spire) is the Fund Manager and Bridge Investment Group Partners, LLC (Bridge) is the Sub-Advisor and US based Investment Manager to the Fund. Bridge were sourced and appointed by Spire in 2012 following Spire's identification of the US real estate market as likely to produce excellent returns for Australian investors. Spire via its Global Investment Series, sources, structures land effectively democratises for the Australian private wealth and SMSF market, the opportunity to invest alongside Spire in institutional investment strategies conducted by leading global investment managers.

Bridge is a specialist value-add real estate investor and operator, with expertise in multifamily apartments, commercial office and seniors housing . Bridge has over 25 years experience in successful investment in US value-add real estate and a platform of over 1,000 employees nationally.

Spire Capital and Bridge Investment Group Partners were nominated as one a finalist in Zenith Investment Partners' 2015 Fund Manager of the Year Award in the Direct Property category.

New ROC III Fund

The follow on fund to ROC II, Spire USA ROC III Fund will likely close capital raising at the end of June 2016.

The ROC III fund provides investors with the opportunity to invest in an existing portfolio of over US\$1 billion in value-add multifamily and commercial office properties - at cost.

We anticipate significant distributions from Spire USA ROC II Fund over the next 18 months as Bridge exit their ROC II portfolio.

For further information contact your Financial Adviser or Spire Capital.

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