

MONTHLY UPDATE

SPIRE USA ROC II FUND (AUD) October 2014

Key Fund Details

APIR Code:	ETL0371AU
Responsible Entity:	Equity Trustees Limited
Commencement:	1 July 2013
Fund Size:	A\$45.96 million
Application Status:	CLOSED

Fund Profile

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

The Fund owns a 5.88% share of a diversified portfolio of 54 separate real estate assets across the US. As at the date of this update, the ROC II portfolio owns 47 multifamily apartment communities comprising 15,518 individual "for rent" multifamily apartment units. It also owns 7 office buildings providing a total of 1,913,915 square feet (177,807 m²) of leasable commercial office space.

Manager Profiles

The US Investment Manager is Bridge Investment Group Partners, LLC. Bridge has over 25 years experience in successful investment in US value-add real estate and a platform of over 1,000 employees.

Spire Capital Pty Ltd is the Australian Fund Manager. Spire via its Global Investment Series democratises and structures leading global institutional quality investment opportunities for the Australian private wealth and SMSF market.

Ordinary Unit Price and Performance

as at 30 September 2014

Unit Price:	\$1.1509
1 month:	6.10%
3 month:	6.42%
6 month:	4.30%
Since inception (p.a):	13.91%

Monthly update

The performance of the unit price during the month of September is attributable to the fall in the value of the Australian dollar from US\$0.9353 at the beginning of the period, to US\$0.8750 at the end of the period.

The valuation of the underlying assets in USD has remained constant during the period.

The underlying ROC II fund remains active both acquiring new value-add properties, and selling properties which have completed their value-add and stabilisation programs, or are opportune to trade out of.

Current Buy / Sell activity is as follows:-

Buying

- Addison of Naperville, Chicago, Illinois. 640 multifamily units, closing late October;
- Oakley Park, Atlanta, Georgia. 240 multifamily units, closing late October;
- Pavillion Crossing, Charlotte, North Carolina. 408 multifamily units, closing early December.

Selling

- Pinewood Apartments, Seattle, Washington (State). 180 multifamily units, sold to a 1031 Exchange buyer, closing late October;
- 29 LaSalle Street, Chicago, Illinois. Conditional contract in place with an adaptive re-use buyer who plans to convert the property to downtown multifamily apartments;
- Logan office tower, Denver Colorado. Broker appointed, sale possible Q4 2014;
- Biltmore office complex, Phoenix, Arizona. Listed with a broker for Q1 2015 sale;
- Lodges on 84th, Denver, Colorado. Multifamily property being listed for Q2 2015 sale.

No Capital Calls or returns of capital have yet been received for the above transactions, and are thus not yet factored into unit prices.



PAVILION *Crossings*

Charlotte, NC - 408 Units

Special Announcement

Visit to Sydney and Melbourne and ROC II briefing presented by ROC II Chief Investment Officer, Dan Stanger from Bridge Investment Group Partners, LLC.

We are delighted to announce that Mr Dan Stanger, the Chief Investment Officer for ROC II, and the visionary and driving force behind Bridge IGP's stellar 24 year track-record, will be holding Advisor Briefings in Sydney on Wednesday 19 November, 2014 and in Melbourne on Thursday 20 November, 2014. These briefings will also include an update from Bridge IGP's Mr Robb Chapin, the CEO of the ROC Seniors Housing Fund, the underlying fund for the new Spire USA ROC Seniors and Medical Properties Fund (AUD), rated Highly Recommended by Zenith Investment Partners. The briefing will include a Panel Discussion with Mr Piers Bolger, Head of Research and Strategy with BT Financial Group, and Mr Dugald Higgins, Seniors Investment Analyst with Zenith Investment partners. Each event will be from 4PM to 6PM and will include refreshments and canapés at the conclusion. Places are limited, so please register early to avoid disappointment.

Equity Trustees Limited ("EQT"), ABN 46 004 031 298 and Australian Financial Services Licence Number 240975, is the Responsible Entity of the Fund. Spire Capital Pty Ltd ("Spire") ABN 21 141 096 120 and (wholesale) Australian Financial Services Licence Number 344365 is the Fund Manager of the Fund. This Monthly Update has been prepared by Spire for information purposes only. It does not contain investment recommendations nor provide investment advice. Neither EQT nor Spire nor their related entities, directors or officers guarantees the performance of, or the repayment of capital or income invested in the Fund. Past performance is not necessarily indicative of future performance. Professional investment advice can help you determine your tolerance to risk as well as your need to attain a particular return on your investment. You should not act in reliance of the information of this Monthly Update. We strongly encourage you to obtain detailed professional advice and read the relevant product disclosure statement in full before making an investment decision. Applications for an investment can only be made on an application form accompanying a current Product Disclosure Statement ("PDS"). However, as at the date of this Monthly Update the Fund is no longer accepting new applications to invest.

For further details and to register, please email us at events@spirecapital.com.au