

Monthly Update

The Spire USA ROC Seniors Housing and Medical Properties Fund II (AUD) (the “Fund”) returned -0.84% for the month of January with the unit price closing at \$1.1826.

Negatively affecting the unit price during the month of January was the 0.74% decrease in the value of the US dollar against the Australian dollar. The Fund does not hedge currency exposure.

The Unit Price reflects the Q3 Underlying Fund Net Asset Values as at 30 September 2024.

Performance (Net of Fees)*

Ordinary Unit Class as at 31 January 2025

Based upon underlying fund data as at 30 September 2024

1 month	3 months	6 months	1 year	Annualised Performance Since Inception ¹	DPI ²	TVPI ³
-0.84%	4.76%	1.73%	-6.17%	1.20%	0.1732	1.1049

Unit Price Movement Breakdown	
Underlying investments (incl. cash & distributions)	0.00%
Foreign exchange	-0.74%
Fees and expenses	-0.10%
Total Movement	-0.84%

Unit Price as at 31 January 2025	
Unit price (excluding FITOs)	\$1.1826
FITOs	\$0.0000
Unit price plus FITOs	\$1.1826

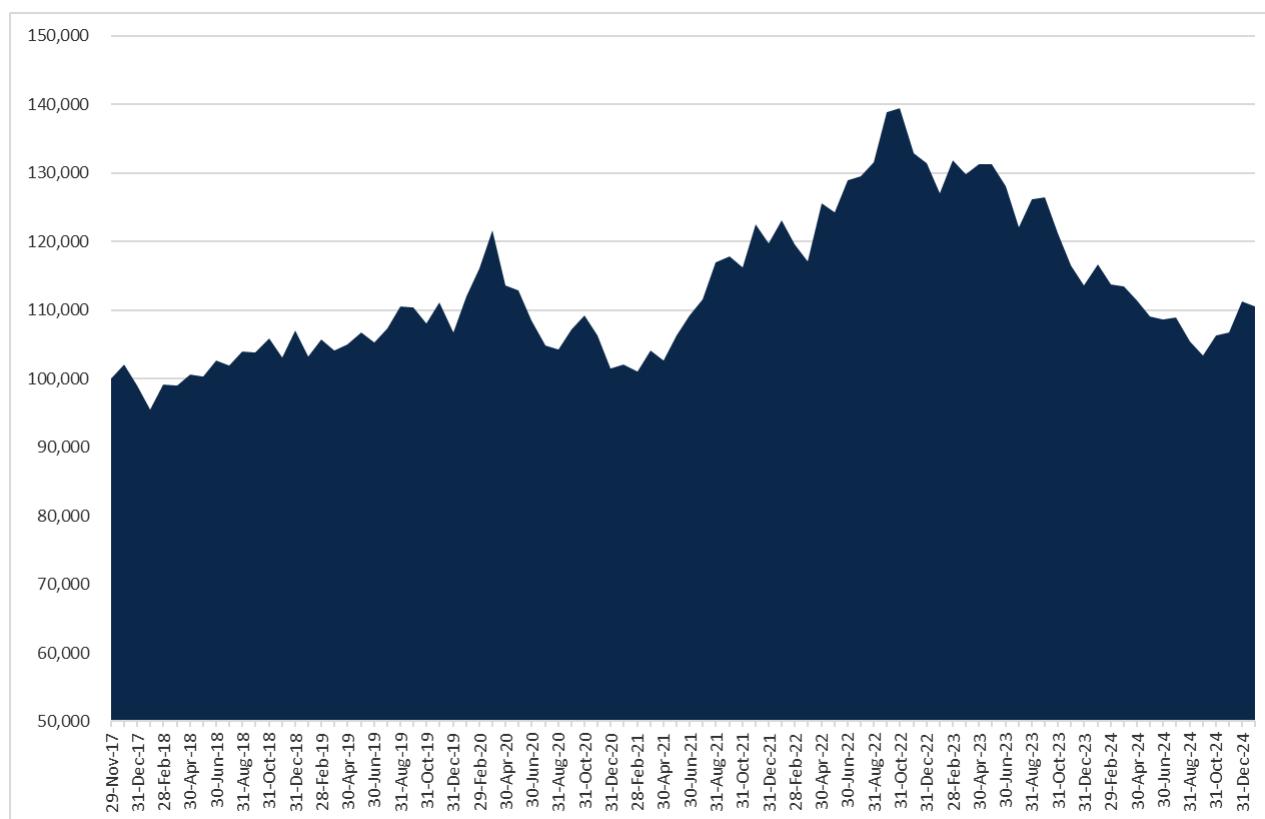
Asset Allocation as at 31 January 2025	
Cash AUD	0.08%
Cash USD	7.83%
Investments USD	92.09%

*Past performance is not an indicator of future performance. The performance table is 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 November 2017. Unit Price and performance do not include the value of Foreign Income Tax Offsets (FITOs) which have been accrued. Individual investor performance will vary according to the Issue Price at which they were issued Units in the Fund, which in turn was based upon the AUD / USD exchange rate applicable in the month in which an investment was made. Returns stated above assume distributions are re-invested into the fund and hence may differ to actual returns for individual investors.

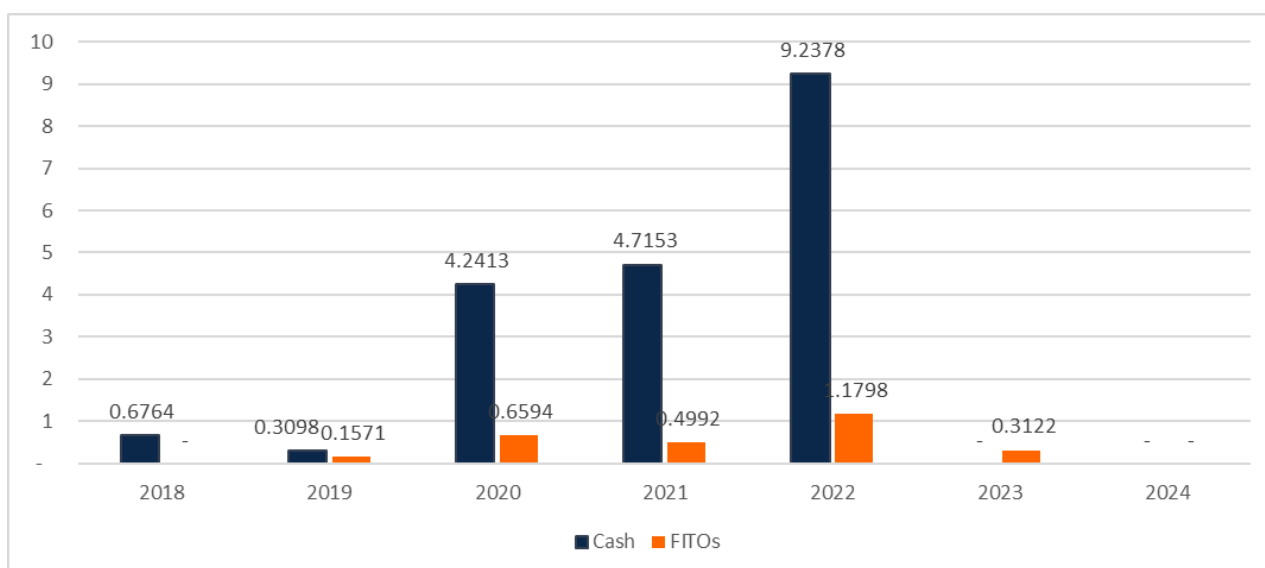
¹**Performance Since Inception** – Inception date (29 November 2017) occurred from the commencement of NAV based unit pricing, following the completion of capital raising in November 2017. Please note, however, that each investor’s performance numbers are calculated on an individual basis from their time of application and may differ from the above. “Performance since inception” is measured as the Internal Rate of Return since inception. The IRR is the annualised rate of return that equates the amount and timing of irregular cashflows since inception with the period end value. For the purposes of the monthly report, the IRR replaces the time weighted return since inception effective 30 June 2023.

²**DPI** - Distributed to Paid-In Capital (DPI) is a term used to measure the total distributions (inc FITOs) that the fund has returned thus far to investors. It is also referred to as the realisation multiple. The DPI value is the cumulative value of all investor distributions expressed as a multiple of all the capital paid into the fund.

³**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).

Growth of AU\$100,000 Investment*

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Distribution CPU

This report is private and confidential.

It is for unitholders in the Spire USA ROC Seniors Housing and Medical Properties Fund II (AUD) only and is not to be shared publicly.

Fund Overview

The Fund was established in 2017 and acts as an unhedged Australian feeder fund into the assets of Bridge Seniors Housing & Medical Properties Fund II LP ("Bridge Seniors II"). Bridge Seniors II is a US\$2.0 billion (equity) "buy, fix, sell" private equity real estate fund, investing in value-add US seniors housing and medical properties. The Fund has a US\$49.5 million capital commitment to Bridge Seniors II, of which 93% has now been called and invested. The Fund owns a 6.21% share of a diversified current portfolio of 54 separate seniors housing assets located across 19 US states, providing a total of 6,300 seniors housing units. Bridge Seniors II's Investment Period will run until January 2020, during which the investment portfolio will continue to be aggregated. After this date Bridge Seniors II's Harvest Period will commence, during which portfolio assets will be sold, most likely via a portfolio sale, when the portfolio has been stabilised and value has been maximised.

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.

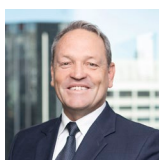
Fund Details

Fund Size (AUDm):	\$59.79m	Fund Manager:	Spire Capital Limited
Unit Price:	\$1.1826	Investment Manager:	Bridge Investment Group, LLC
APIR Code:	ETL1507AU	Responsible Entity:	Equity Trustees Limited
Commencement:	17 February 2017	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)

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