

Monthly Update

The Spire USA ROC IV Fund (AUD) (the “Fund”) returned -1.21% for the month of January with the unit price closing at \$1.4353.

Negatively affecting the unit price 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 units as at 31 January 2025

Based upon underlying fund data as at 30 September 2024

Please note, the inception date for individual investors is the date units were issued in the Fund at time of application.

1 month	3 months	6 months	1 year	Annualised Performance Since Inception ¹	DPI ²	TVPI ³
-1.21%	3.96%	4.01%	-5.20%	2.39%	0.1104	1.1478

Unit Price as at 31 January 2025	
Unit price (excluding FITOs)	\$1.4353
FITOs (est.)	\$0.0073
Unit price plus FITOs	\$1.4426

Unit Price Movement Breakdown	
Underlying investments (incl. Interest, cash & distributions)	-0.35%
Foreign exchange	-0.70%
Fees and expenses	-0.16%
Total Movement	-1.21%

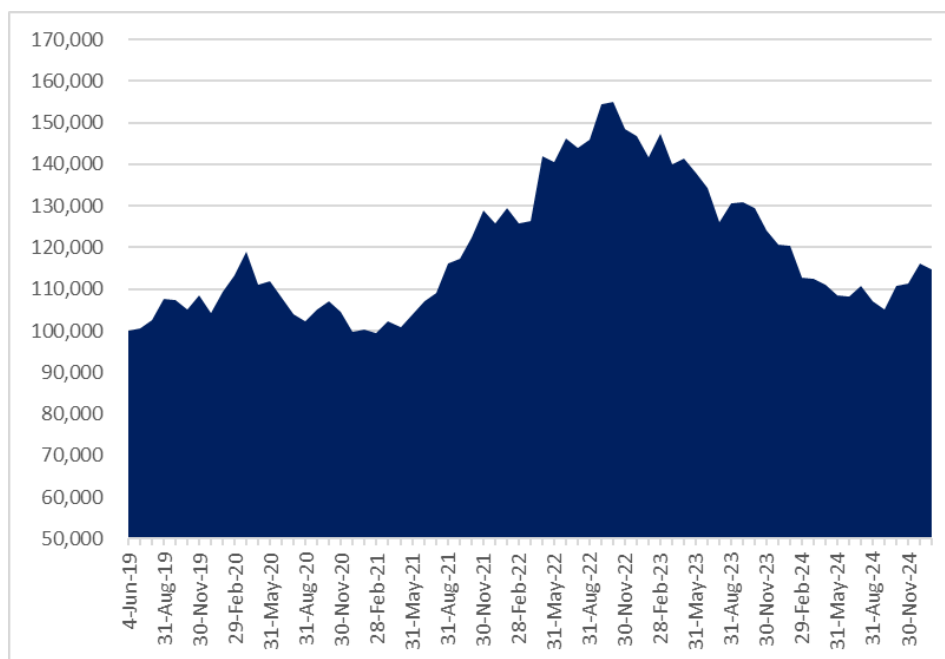
Asset Allocation as at 31 January 2025	
Cash AUD	4.70%
Cash USD	4.66%
Investments USD	90.64%

*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 June 2019. 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.

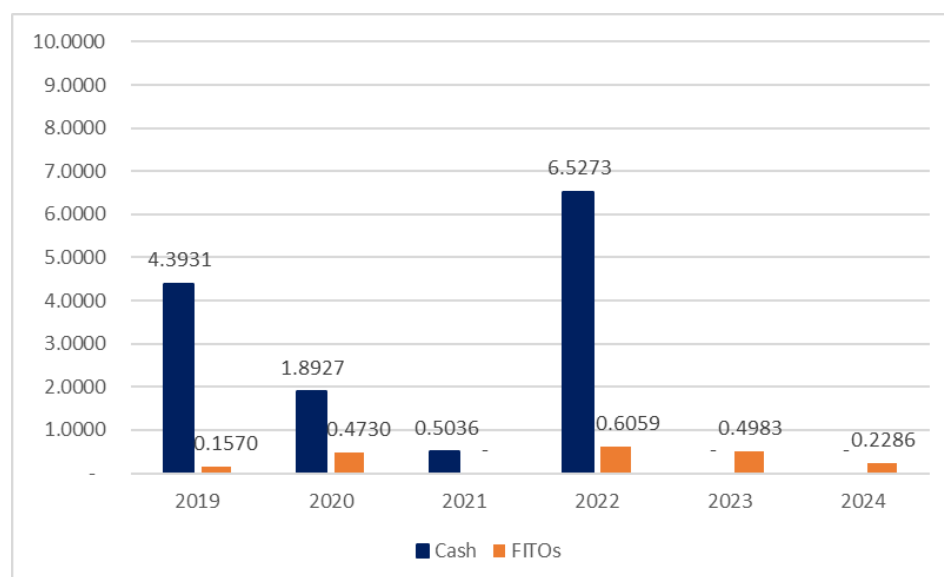
¹**Performance Since Inception** – Inception date (30 June 2019) occurred from the commencement of NAV based unit pricing, following the completion of capital raising in June 2019. Please note, however, that each investor's performance numbers are calculated on an individual basis from their time of 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 (incl 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**

**Distribution CPU chart refers to an investor's total distributions received as a function of the total units invested in the Fund. In other words, the amount received (in cents) for every unit held in the Fund.

Fund Details

Fund Size (AUDm):	\$22.23m	Fund Manager:	Spire Capital Limited
Unit Price:	\$1.4353	Investment Manager:	Bridge Investment Group, LLC
APIR Code:	ETL8946AU	Responsible Entity:	Equity Trustees Limited
Commencement:	6 April 2018	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)

Fund Overview

The Fund is a unit class of Spire Private Markets Global Fund) seeks to generate regular income and capital appreciation by investing in value-add US real estate. 'ROC' stands for Real estate Opportunity Capital. The Fund was established in April 2018 and acts as an unhedged Australian feeder fund into the assets of Bridge Multifamily Fund IV LP ("BMF IV") and Bridge Office Fund I LP ("BOF I"); each a Private Equity Real Estate underlying fund. The Fund allocated 70% to BMF IV (Multifamily) and 30% to BOF I (Office).

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\$10.5 million capital commitment to BMF IV, of which 93.4% has now been called and invested, and owns a 0.66% share of a diversified current portfolio of 59 investments in high-growth target markets.

BOF I held its final close in January 2019 raising US\$735.5 million (total committed equity, including co-invest) value-add "buy, fix, sell" fund, however due to recent underperformance from the US office segment and associated mark-downs in fund value, the exposure in Spire USA ROC IV Fund (AUD) to BOF I is now less than 2%.

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. 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.

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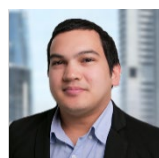


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Important Information

"Equity Trustees Limited ("Equity Trustees") ABN 46 004 031 298 | AFSL 240975, is the Responsible Entity for the Spire USA ROC IV Fund (AUD) (the Fund). Equity Trustees is a subsidiary of EQT Holdings Limited (ABN 22 607 797 615), a publicly listed company on the Australian Securities Exchange (ASX: EQT). This document has been prepared by Spire Capital Ltd ("Spire") ABN 21 141 096 120, AFSL 344365, the investment manager for the Fund, to provide you with general information only. In preparing this document, Spire did not take into account the investment objectives, financial situation or particular needs of any particular person. It is not intended to take the place of professional advice and you should not take action on specific issues in reliance on this information. Neither Spire, Equity Trustees nor any of their related parties, their employees or directors, provide any warranty of accuracy or reliability in relation to such information or accept any liability to any person who relies on it. Past performance should not be taken as an indicator of future performance. You should consider the Product Disclosure Statement ("PDS") before making a decision about whether to invest in this product."

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