



SPIRE USA ROC II FUND (AUD) MONTHLY INVESTMENT REPORT

December Fund Update

SPIRE USA ROC II (AUD) NOVEMBER MONTH END UNIT PRICE AND FUND COMMENTARY

The underlying assets held within the SPIRE USA ROC II FUND (AUD) continue to appreciate in value as the investment manager, Bridge Investment Group Partners, implements "value add" programs relevant for each asset.

The manager creates value at the asset level through a combination of measures including rehabilitating, repositioning, refinancing and leasing up assets along with managing the operational costs of the asset. Each asset has a detailed strategic, operational and financial plan that highlights how the manager will create value from initial purchase through to ultimate sale, typically over 3-5 years. Each quarter detailed asset summaries track progress against plan. The rigour and discipline in this process is central to driving improvement in Net Operating Income at the asset level, typically by greater than 200% across the asset portfolio.

Improvement in assets, along with general market improvement in valuations, are the source of recent increases in the fund unit price. We expect that trend to continue particularly as the fund is fully invested (expected end Q2, 2014) and assets are able to be valued "at market" rather than "at cost" (post 6 months of purchase under US GAAP accounting rules).

We expect that our SPIRE USA ROC II investors will enjoy strong distributions along with capital gains over the remaining 4-5 years of the fund.

At this time we would like to thank you for your support and confidence in investing in the fund. Managing the fund for the benefit of our investors is a responsibility we take very seriously and we look forward to the opportunity to partner with you and/or your adviser in the future.

To that end we are looking forward to announcing the launch of two new funds in Q1, 2014 that we are similarly excited about. The new funds meet our criteria of investing in opportunities where there is:

1. asset mis-pricing,
2. net cash flow improvement at the asset level and
3. compelling and sustainable supply/demand market dynamics in specific market sectors

Finally, we take this opportunity to wish you and your families a very happy Christmas and a safe and healthy 2014.

Matt Cook & Dale Holmes

Directors of SPIRE CAPITAL