

SPIRE USA ROC SENIORS HOUSING AND MEDICAL PROPERTIES FUND II

OVERVIEW

The Fund was established in 2017 and acts as an unhedged Australian feeder fund into the assets of of Bridge Seniors Housing & Medical Properties Fund II LP (“Bridge Seniors II”). Bridge Seniors II is a US\$1.05 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 12.0% has now been called and invested. The Fund owns a 4.95% share of a diversified current portfolio of 8 separate seniors housing assets located across five US states, providing a total of 1,046 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 Investment Group (“Bridge”) is the US based Investment Manager of the Fund. Bridge is a specialist US real estate and real estate funds manager with over US\$7.8 billion in assets under management. Bridge is headquartered in Salt Lake City, Utah, with offices in New York, San Francisco and Orlando. Over the last 23 years Bridge has invested, managed and sold several billion dollars of property assets across all segments of the market. Bridge has a strong operating and property management platform, comprising over 1,000 management, leasing and facilities employees across the 30 states in which assets are owned.

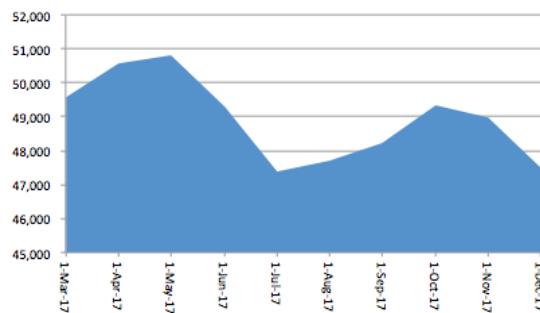
PERFORMANCE (NET OF FEES)

Ordinary Unit Class as at 30 November 2017

Based upon underlying fund data as at 30 September 2017

Unit Price	1 month	3 months	1 year	5 years	Inception (p.a)
\$1.26	-3.00%	-1.44%	N/A	N/A	-4.99%

GROWTH OF AUD 50,000 INVESTMENT¹

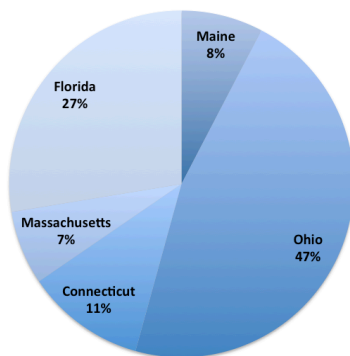


** Past performance is not an indicator of future performance**

Performance is measured from the date of the Fund’s first issuance of units on 3rd March 2017 at \$1.3220 per unit. Individual investor performance will differ based upon the unit price at which there were issued units.

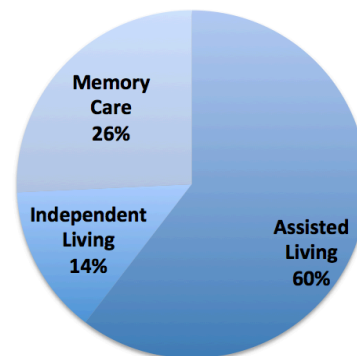
1. Assumes investment on the date of the first issuance of units i.e. 3rd March 2017

REGIONAL BREAKDOWN*



*Underlying Fund investments by equity invested as at 30 September 2017

ASSET TYPE*



FUND DETAILS

Fund Size (AUDm):	\$63.51
APIR Code:	ETL1507AU
Commencement:	17 February 2017
Zenith Research Rating:	Recommended (Original rating, now lapsed as closed)
Unit Price:	\$1.2561
Distribution Frequency:	Annually as at 30 June
Liquidity:	Nil - Closed-ended fund

Fund Manager:	Spire Capital Pty Limited
Investment Manager:	Bridge Investment Group, LLC
Responsible Entity:	Equity Trustees Limited
Base Management Fee:	0.60% p.a. x NAV
Underlying Fees:	2% of committed equity
Underlying Performance Fee:	20% of realised profits after an 8% preferred return is paid to Limited Partners.
Application Status:	CLOSED

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MONTHLY UPDATE

Negatively affecting the unit price during the month of December was the 3.03% increase in the value of the Australian dollar against the USD dollar from US\$0.7592 to US\$0.7822.

The Fund does not hedge currency exposure. Unit Prices are reflecting the Q3 Underlying Fund Net Asset Values as at 30 September 2017.

Underlying Bridge Seniors Housing I Investment / J-Curve Dashboard
As at 30 November 2017 - US Dollar denominated

**Invested Capital as a percentage of Committed Capital*

Metric	Q3 2017
Committed Capital (USD)	\$49.5M
Invested Capital %*	12.0%
IRR on Called Capital	N/A
Equity Multiple on Called Capital	N/A

OUTLOOK

The Fund expects to receive Capital Call Notices from the Underlying Fund in the order of 10% of Committed Capital per quarter, as Bridge Investment Group identify suitable acquisition opportunities to add to the portfolio during the Bridge Seniors II Investment Period, which expires in January 2020.

During this time existing investments will be subjected to their value-add business plans, and any surplus net operating income will be distributed to investors on an annual basis as at 30 June.

The quarterly letter below from the Underlying Fund's Chief Investment Officer provides additional colour on the state of the US seniors housing industry and the Underlying Fund's investment program and status.

CONTACT US

For further information please:

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Important Information

"Equity Trustees Limited ("Equity Trustees"), ABN 46 004 031 298 and Australian Financial Services Licence Number 240975, is the Responsible Entity of the Spire USA ROC Seniors Housing and Medical Properties Fund II (Fund). Equity Trustees is a subsidiary of EQT Holdings Limited (ABN 22607 797615), a publicly listed company on the Australian Securities Exchange (ASX:EQT). 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 general information purposes only. It does not contain investment recommendations nor provide investment advice. Neither Equity Trustees nor Spire nor their related entities, directors or officers guarantees the performance of, or the repayment of capital or income invested in the Fund or the accuracy of information in this document and accepts no liability to any person who relies on it. 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. In preparing this information, we did not take into account the investment objectives, financial situation or particular needs of any particular person. 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")."