

# **Spire USA ROC Seniors Housing and Medical Properties Fund II**

ARSN 616 633 357

## **Annual report**

### **For the year ended 30 June 2023**

# **Spire USA ROC Seniors Housing and Medical Properties Fund II**

ARSN 616 633 357

## **Annual report For the year ended 30 June 2023**

### **Contents**

Directors' report

Auditor's independence declaration

Statement of comprehensive income

Statement of financial position

Statement of changes in equity

Statement of cash flows

Notes to the financial statements

Directors' declaration

Independent auditor's report to the unit holders of Spire USA ROC Seniors Housing and Medical Properties Fund II

This annual report covers Spire USA ROC Seniors Housing and Medical Properties Fund II as an individual entity.

The Responsible Entity of Spire USA ROC Seniors Housing and Medical Properties Fund II is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975).

The Responsible Entity's registered office is:

Level 1, 575 Bourke Street  
Melbourne, VIC 3000.

## Directors' report

The directors of Equity Trustees Limited, the Responsible Entity of Spire USA ROC Seniors Housing and Medical Properties Fund II (the "Fund"), present their report together with the financial statements of the Fund for the year ended 30 June 2023.

### Principal activities

In accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution, the Fund is a feeder fund to Bridge Seniors Housing Fund II Australian Feeder LP (USD) (the "Underlying Fund"), a foreign limited partnership that is part of the Bridge Seniors II Program. The Bridge Seniors II Program invests in select Seniors Housing properties located throughout the US as well as medical office and other healthcare-related properties, which represent exceptional value.

The Fund, which was established in 2017, is an illiquid close-ended unlisted Australian registered managed investment scheme with an 8 year term that may be extended by up to two consecutive one year periods to the underlying fund by the investment manager.

The Fund did not have any employees during the year.

There were no significant changes in the nature of the Fund's activities during the year.

The various service providers of the Fund are detailed below:

<b>Service</b>	<b>Provider</b>
Responsible Entity and Custodian	Equity Trustees Limited
Investment Manager	Bridge Investment Group, LLC
Fund Manager	Spire Capital Ltd
Administrator and Registrar	Link Fund Solutions Pty Limited
Statutory Auditor	Deloitte Touche Tohmatsu

### Directors

The following persons held office as directors of Equity Trustees Limited during or since the end of the year and up to the date of this report:

Philip D Gentry	Chairman
Michael J O'Brien	
Russell W Beasley	
Mary A O'Connor	
David B Warren	(appointed 6 March 2023)

### Review and results of operations

During the year, the Fund continued to invest its funds in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The Fund's performance was -1.69% (net of fees) for the year ended 30 June 2023. The Fund does not operate against a benchmark.

The Fund's performance is calculated based on the percentage change in the NAV Price in the Fund over the period. Returns are disclosed after fees and expenses.

The performance of the Fund, as represented by the results of its operations, was as follows:

	<b>30 June 2023</b>	30 June 2022
Profit/(loss) for the year (\$'000)	<b>(5,231)</b>	10,333
Distributions paid and payable (\$'000)	-	4,671
Distributions (cents per unit)	-	9.2378

**Significant changes in the state of affairs**

David B Warren was appointed as a director of Equity Trustees Limited on 6 March 2023.

In the opinion of the directors, there were no other significant changes in the state of affairs of the Fund that occurred during the financial year.

**Matters subsequent to the end of the financial year**

No matter or circumstance has arisen since 30 June 2023 that has significantly affected, or may have a significant effect on:

- (i) the operations of the Fund in future financial years; or
- (ii) the results of those operations in future financial years; or
- (iii) the state of affairs of the Fund in future financial years.

**Likely developments and expected results of operations**

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the Product Disclosure Statement and the provisions of the Fund's Constitution.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

**Indemnification and insurance of officers**

No insurance premiums are paid for out of the assets of the Fund in regards to insurance cover provided to the officers of Equity Trustees Limited. So long as the officers of Equity Trustees Limited act in accordance with the Fund's Constitution and the Law, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund.

**Indemnification of auditor**

The auditor of the Fund is in no way indemnified out of the assets of the Fund.

**Fees paid to and interests held in the Fund by the Responsible Entity and its associates**

Fees paid to the Responsible Entity and its associates out of Fund property during the year are disclosed in Note 14 to the financial statements.

No fees were paid out of Fund property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in Note 14 to the financial statements.

**Interests in the Fund**

The movement in units on issue in the Fund during the year is disclosed in Note 7 to the financial statements.

The value of the Fund's assets and liabilities is disclosed in the statement of financial position and derived using the basis set out in Note 2 to the financial statements.

**Environmental regulation**

The operations of the Fund are not subject to any particular or significant environmental regulations under Commonwealth, State or Territory law.

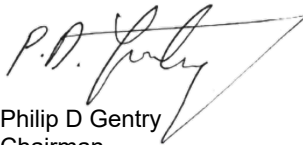
**Rounding of amounts to the nearest thousand dollars**

Amounts in the Directors' Report have been rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

**Auditor's independence declaration**

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 6.

This report is made in accordance with a resolution of the directors of Equity Trustees Limited through a delegated authority given by Equity Trustees Limited's Board.



Philip D Gentry  
Chairman

Melbourne  
14 September 2023

14 September 2023

The Board of Directors  
Equity Trustees Limited  
Level 1, 575 Bourke Street  
MELBOURNE VIC 3000

Dear Board Members,

## Independence Declaration – Spire USA ROC Seniors Housing and Medical Properties Fund II

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the Directors of Equity Trustees Limited, the Responsible Entity, regarding the financial report of Spire USA ROC Seniors Housing and Medical Properties Fund II (the “Fund”).

As lead audit partner for the audit of the financial statements of the Fund for the financial year ended 30 June 2023, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (ii) any applicable code of professional conduct in relation to the audit.

Yours faithfully



DELOITTE TOUCHE TOHMATSU



Adam Kuziow  
Partner  
Chartered Accountants

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Statement of comprehensive income**  
**For the year ended 30 June 2023**

**Statement of comprehensive income**

		<b>Year ended</b>	
		<b>30 June</b>	30 June
		<b>2023</b>	2022
	Note	<b>\$'000</b>	\$'000
<b>Investment income</b>			
Interest income from financial assets at amortised cost		5	-
Partnership distributions		668	4,101
Net gains/(losses) on financial instruments at fair value through profit or loss		(5,394)	6,828
Net foreign exchange gain/(loss)		149	536
<b>Total investment income/(loss)</b>		<u>(4,572)</u>	<u>11,465</u>
<b>Expenses</b>			
Management fees and costs	14	546	545
Withholding taxes		72	549
Other expenses		41	38
<b>Total expenses</b>		<u>659</u>	<u>1,132</u>
<b>Profit/(loss) for the year</b>		<u>(5,231)</u>	<u>10,333</u>
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<u>(5,231)</u>	<u>10,333</u>

*The above statement of comprehensive income should be read in conjunction with the accompanying notes.*

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Statement of financial position**  
**As at 30 June 2023**

**Statement of financial position**

		<b>As at</b>	
		<b>30 June</b>	30 June
		<b>2023</b>	2022
	Note	<b>\$'000</b>	\$'000
<b>Assets</b>			
Cash and cash equivalents	9	<b>5,145</b>	9,781
Receivables	11	<b>73</b>	68
Financial assets at fair value through profit or loss	5	<b>62,949</b>	68,307
<b>Total assets</b>		<b>68,167</b>	78,156
<b>Liabilities</b>			
Distributions payable	8	-	4,671
Payables	12	<b>88</b>	175
<b>Total liabilities</b>		<b>88</b>	4,846
<b>Net assets attributable to unit holders - equity</b>	7	<b>68,079</b>	73,310

*The above statement of financial position should be read in conjunction with the accompanying notes.*



**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Statement of changes in equity**  
**For the year ended 30 June 2023**

**Statement of changes in equity**

	Note	Year ended	
		30 June 2023 \$'000	30 June 2022 \$'000
<b>Total equity at the beginning of the financial year</b>		<b>73,310</b>	67,648
<b>Comprehensive income for the financial year</b>			
Profit/(loss) for the year		<b>(5,231)</b>	10,333
Other comprehensive income		-	-
<b>Total comprehensive income</b>		<b>(5,231)</b>	10,333
<b>Transactions with unit holders</b>			
Distributions paid and payable	7	-	(4,671)
<b>Total transactions with unit holders</b>		-	(4,671)
<b>Total equity at the end of the financial year</b>		<b>68,079</b>	73,310

*The above statement of changes in equity should be read in conjunction with the accompanying notes.*

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Statement of cash flows**  
**For the year ended 30 June 2023**

**Statement of cash flows**

	<b>Year ended</b>	
	<b>30 June</b>	<b>30 June</b>
	<b>2023</b>	<b>2022</b>
Note	<b>\$'000</b>	<b>\$'000</b>
<b>Cash flows from operating activities</b>		
Payments for purchase of financial instruments at fair value through profit or loss	(36)	(65)
Return of capital received	-	1,612
Interest income received from financial assets at amortised cost	5	-
Partnership distributions received	596	3,552
Net GST amounts received/(paid)	(5)	(7)
Management fees and costs paid	(632)	(489)
Other expenses paid	(42)	(38)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(114)</b>	<b>4,565</b>
	10(a)	
<b>Cash flows from financing activities</b>		
Distributions paid to unit holders	(4,671)	(2,384)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(4,671)</b>	<b>(2,384)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(4,785)</b>	<b>2,181</b>
Cash and cash equivalents at the beginning of the year	9,781	7,064
Effect of foreign currency exchange rate changes on cash and cash equivalents	149	536
<b>Cash and cash equivalents at the end of the year</b>	<b>5,145</b>	<b>9,781</b>
	9	

*The above statement of cash flows should be read in conjunction with the accompanying notes.*

## **Notes to the financial statements**

### **Contents**

- 1 General information
- 2 Summary of significant accounting policies
- 3 Financial risk management
- 4 Fair value measurement
- 5 Financial assets at fair value through profit or loss
- 6 Structured entities
- 7 Net assets attributable to unit holders - equity
- 8 Distributions to unit holders
- 9 Cash and cash equivalents
- 10 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities
- 11 Receivables
- 12 Payables
- 13 Remuneration of auditors
- 14 Related party transactions
- 15 Events occurring after the reporting period
- 16 Contingent assets and liabilities and commitments

## **1 General information**

These financial statements cover Spire USA ROC Seniors Housing and Medical Properties Fund II (the "Fund") as an individual entity. The Fund is an Australian registered managed investment scheme which was constituted on 12 January 2017 and will terminate in accordance with the provisions of the Fund's Constitution or by Law.

The Responsible Entity of the Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975) (the "Responsible Entity"). The Responsible Entity's registered office is Level 1, 575 Bourke Street, Melbourne, VIC 3000. The financial statements are presented in the Australian currency unless otherwise noted.

In accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution, the Fund is a feeder fund to Bridge Seniors Housing Fund II Australian Feeder LP (USD) (the "Underlying Fund"), a foreign limited partnership that is part of the Bridge Seniors II Program. The Bridge Seniors II Program invests in select Seniors Housing properties located throughout the US as well as medical office and other healthcare-related properties, which represent exceptional value.

The Fund, which was established in 2017, is an illiquid close-ended unlisted Australian registered managed investment scheme with an 8 year term that may be extended by up to two consecutive one year periods to the underlying fund by the investment manager.

The financial statements were authorised for issue by the directors on the date the Directors' declaration was signed. The directors of the Responsible Entity have the power to amend and reissue the financial statements.

## **2 Summary of significant accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated in the following text.

### **(a) Basis of preparation**

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001* in Australia. The Fund is a for-profit entity for the purpose of preparing the financial statements.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities, except where otherwise stated.

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and do not distinguish between current and non-current. All balances are expected to be recovered or settled within 12 months, except for investments in financial assets and net assets attributable to unit holders.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time.

#### *(i) Compliance with International Financial Reporting Standards (IFRS)*

The financial statements of the Fund also comply with IFRS as issued by the International Accounting Standards Board (IASB).

#### *(ii) New and amended standards adopted by the Fund*

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2022 that have a material impact on the amounts recognised in the prior periods or will affect the current or future periods.

## **2 Summary of significant accounting policies (continued)**

### **(a) Basis of preparation (continued)**

#### *(iii) New standards and interpretations not yet adopted*

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2023 and have not been early adopted in preparing these financial statements.

None of these are expected to have a material effect on the financial statements of the Fund.

### **(b) Financial instruments**

#### *(i) Classification*

- Financial assets

The Fund classifies its financial assets in the following measurement categories:

- those to be measured at fair value through profit or loss; and
- those to be measured at amortised cost.

The Fund classifies its financial assets based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets.

The Fund's portfolio of financial assets is managed and its performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund's policy is for the Investment Manager to evaluate the information about these financial assets on a fair value basis together with other related financial information.

For investments in foreign limited partnership, the contractual cash flow of these instruments does not represent solely payments of principal and interest. Consequently, these investments are measured at fair value through profit or loss.

For cash and cash equivalents and receivables, these assets are held in order to collect the contractual cash flows. The contractual terms of these assets give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal amount outstanding. Consequently, these are measured at amortised cost.

- Financial liabilities

For financial liabilities that are not classified and measured at fair value through profit or loss, these are classified as financial liabilities at amortised cost (distributions payable, management fees and costs payable, administration fees payable, audit fees payable, custodian fees payable and tax fees payable).

#### *(ii) Recognition and derecognition*

The Fund recognises financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognises changes in the fair value of the financial assets or financial liabilities from this date.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or the Fund has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised when the obligation under the liabilities are discharged, cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of comprehensive income.

## **2 Summary of significant accounting policies (continued)**

### **(b) Financial instruments (continued)**

#### *(iii) Measurement*

- Financial instruments at fair value through profit or loss

At initial recognition, the Fund measures a financial asset at its fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of comprehensive income.

Subsequent to initial recognition, all financial assets and liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of 'financial assets or liabilities at fair value through profit or loss' category are presented in the statement of comprehensive income within 'net gains/(losses) on financial instruments at fair value through profit or loss' in the period in which they arise.

For further details on how the fair value of financial instruments is determined, please see Note 4 to the financial statements.

- Financial instruments at amortised cost

For financial assets and financial liabilities at amortised cost, they are initially measured at fair value including directly attributable costs and are subsequently measured using the effective interest rate method less any allowance for expected credit losses.

Cash and cash equivalents and receivables are carried at amortised cost.

#### *(iv) Impairment*

At each reporting date, the Fund shall estimate a loss allowance on each of the financial assets carried at amortised cost (cash and cash equivalents and receivables) at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Fund shall measure the loss allowance at an amount equal to 12-month expected credit losses. Significant financial difficulties of the counter party, probability that the counter party will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators that the asset is credit impaired. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the net carrying amount adjusted for the loss allowance. A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

The expected credit loss (ECL) approach is based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Fund expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate.

The amount of the impairment loss is recognised in the statement of comprehensive income within other expenses. When a receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of comprehensive income.

#### *(v) Offsetting financial instruments*

Financial assets and liabilities are offset and the net amount is reported in the statement of financial position when the Fund has a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

As at the end of the reporting period, there are no financial assets or liabilities offset or with the right to offset in the statement of financial position.

## **2 Summary of significant accounting policies (continued)**

### **(c) Net assets attributable to unit holders**

The Fund is an illiquid close-ended unlisted Australian registered managed investment scheme and is not subject to redemptions.

The Fund's units are classified as equity as they satisfy the following criteria under AASB 132 *Financial Instruments: Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

### **(d) Cash and cash equivalents**

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities, as trading of these securities represents the Fund's main income generating activity.

### **(e) Investment income**

#### *(i) Interest income*

Interest income from financial assets at amortised cost is recognised using the effective interest method and includes interest from cash and cash equivalents.

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset. When calculating the effective interest rate, the Fund estimates cash flows considering all contractual terms of the financial instruments (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees paid or received between the parties to the contract that are an integral part of the effective interest rate, including transaction costs and all other premiums or discounts.

#### *(ii) Distributions*

Partnership distributions are recognised on an entitlement basis.

### **(f) Expenses**

All expenses are recognised in the statement of comprehensive income on an accruals basis.

Management fees and costs covers certain ordinary expenses such as Responsible Entity fees, Investment Management fees, custodian fees, and administration and audit fees and other operating expense.

### **(g) Income tax**

Under current legislation, the Fund is not subject to income tax provided it attributes the entirety of its taxable income to its unit holders.

## **2 Summary of significant accounting policies (continued)**

### **(g) Income tax (continued)**

The Fund currently incurs withholding tax imposed by certain countries on investment income and capital gains. Such income or gains are recorded gross of withholding taxes in the statement of comprehensive income. Withholding taxes are included in the statement of comprehensive income as an expense.

### **(h) Distributions**

The Fund may distribute its distributable income, in accordance with the Fund's Constitution, to unit holders by cash. The distributions are recognised in the statement of changes in equity.

### **(i) Foreign currency translation**

#### *(i) Functional and presentation currency*

Balances included in the Fund's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar which reflects the currency of the economy in which the Fund competes for funds, and is regulated. The Australian dollar is also the Fund's presentation currency.

#### *(ii) Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when fair value was determined.

The Fund does not isolate that portion of unrealised gains or losses on financial instruments at fair value through profit or loss which is due to changes in foreign exchange rates. Such fluctuations are included in the net gains/(losses) on financial instruments at fair value through profit or loss.

### **(j) Receivables**

Receivables may include amounts for interest and partnership distributions. Partnership distributions are accrued when the right to receive payment is established. Where applicable, interest is accrued on a monthly basis. Amounts are generally received within 30 days of being recorded as receivables.

### **(k) Payables**

Payables include liabilities and accrued expenses owed by the Fund which are unpaid as at the end of the reporting period.

A separate distributions payable is recognised in the statement of financial position.

### **(l) Applications and redemptions**

The Fund is an illiquid close-ended unlisted Australian registered managed investment scheme and is not subject to redemptions and further applications.

### **(m) Goods and services tax (GST)**

The investment portfolio composition is 100% offshore investments. However, as the Fund Manager is onshore domiciled, the investment management fee will be inclusive of GST. All other expenses will incur GST at 10% but will be entitled to Reduced Input Tax Credits (RITC) at rate of at least 55%. Hence, expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Amounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the statement of financial position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.



## **2 Summary of significant accounting policies (continued)**

### **(n) Use of estimates and judgements**

The Fund makes estimates, assumptions and judgements that affect the reported amounts of assets and liabilities within the current and next financial year. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Fund estimates that the resultant expected credit loss (ECL) derived from using impairment model has not materially impacted the Fund. Please see Note 3 for more information on credit risk.

For more information on how fair value is calculated please refer to Note 4 to the financial statements.

### **(o) Rounding of amounts**

The Fund is an entity of a kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* relating to the "rounding off" of amounts in the financial statements. Amounts in the financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated.

### **(p) Comparative revisions**

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

## **3 Financial risk management**

The Fund's activities expose it to a variety of financial risks including market risk (which incorporates price risk, foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management programme focuses on ensuring compliance with the Fund's Product Disclosure Statement and the investment guidelines of the Fund. It also seeks to maximise the returns derived for the level of risk to which the Fund is exposed and seeks to minimise potential adverse effects on the Fund's financial performance.

All investments present a risk of loss of capital. The maximum loss of capital on investments in foreign limited partnership is limited to the fair value of those positions.

The investments of the Fund, and associated risks, are managed by a specialist Investment Manager, Bridge Investment Group, LLC ("Bridge"), under an Investment Management Agreement ("IMA") approved by the Responsible Entity, and containing the investment strategy and guidelines of the Fund, consistent with those stated in the Product Disclosure Statement.

The Fund uses different methods to measure different types of risk to which it is exposed. These methods are explained below.

### **(a) Market risk**

#### *(i) Price risk*

The Fund is exposed to price risk on its investment in the Underlying Fund. Price risk arises from investments held by the Fund for which prices in the future are uncertain. Where non-monetary financial instruments are denominated in currencies other than the Australian dollar, the price in the future will also fluctuate because of changes in foreign exchange rates which are considered a component of price risk.

The Fund has a significant concentration of risk arising from its exclusive investment in the Underlying Fund. As at 30 June 2023, the Fund's investment in the Underlying Fund represents 100% of the Fund's financial assets at fair value through profit or loss.

### 3 Financial risk management (continued)

#### (a) Market risk (continued)

##### (i) Price risk (continued)

The price risk in the Underlying Fund is managed by Bridge taking into account the asset allocation of each holding of the Underlying Fund in order to minimise the risk associated with particular sectors while continuing to follow their respective investment objective. Bridge achieves this primarily through the diversification of investments across investment types, industries and regions subject to certain diversification limits.

The table at Note 3(b) summarises the sensitivity of the Fund's assets and liabilities to price risk. The analysis is based on the reasonably possible shift that the investment portfolio in which the Fund invests moves by +/- 10% (2022: +/- 10%).

##### (ii) Foreign exchange risk

The Fund operates internationally and holds both monetary and non-monetary assets denominated in currencies other than the Australian dollar. Foreign exchange risk arises as the value of monetary securities denominated in other currencies fluctuate due to changes in exchange rates. The foreign exchange risk relating to non-monetary assets and liabilities is a component of price risk and not foreign exchange risk. However, the Investment Manager monitors the exposure of all foreign currency denominated assets and liabilities.

The Fund does not hedge currency exposure.

The table below summarises the fair value of the Fund's financial assets, monetary and non-monetary, which are denominated in a currency other than the Australian dollar.

	<b>US Dollar A\$'000</b>
<b>As at 30 June 2023</b>	
Cash and cash equivalents	5,086
Financial assets at fair value through profit or loss	62,949
<b>Net exposure</b>	68,035
As at 30 June 2022	
Cash and cash equivalents	4,372
Financial assets held at fair value through profit or loss	68,307
Net exposure	72,679

The table at Note 3(b) summarises the sensitivities of the Fund's monetary assets and liabilities to foreign exchange risk. The analysis is based on the reasonably possible shift that the Australian dollar weakened and strengthened by 10% (2022: 10%) against the material foreign currencies to which the Fund is exposed.

##### (iii) Interest rate risk

The Fund is exposed to cash flow interest rate risk on financial instruments with variable interest rates. Financial instruments with fixed rates expose the Fund to fair value interest rate risk.

The Fund's interest bearing financial instruments expose it to risks associated with the effects of fluctuations in the prevailing market interest rates on its financial position and cash flows. The risk is measured using sensitivity analysis.

The Fund has significant cash balances to meet future calls from the Underlying Fund.

### 3 Financial risk management (continued)

#### (a) Market risk (continued)

##### (iii) Interest rate risk (continued)

The table below summaries the Fund's exposure to interest rate risk at the end of the reporting period.

	Floating interest rate \$'000	Non- interest bearing \$'000	Total \$'000
<b>As at 30 June 2023</b>			
<b>Financial assets</b>			
Cash and cash equivalents	5,145	-	5,145
Receivables	-	73	73
Financial assets at fair value through profit or loss	-	62,949	62,949
<b>Total financial assets</b>	<b>5,145</b>	<b>63,022</b>	<b>68,167</b>
<b>Financial liabilities</b>			
Payables	-	88	88
<b>Total financial liabilities</b>	<b>-</b>	<b>88</b>	<b>88</b>
<b>Net exposure</b>	<b>5,145</b>	<b>62,934</b>	<b>68,079</b>
<b>As at 30 June 2022</b>			
<b>Financial assets</b>			
Cash and cash equivalents	9,781	-	9,781
Receivables	-	68	68
Financial assets at fair value through profit or loss	-	68,307	68,307
<b>Total financial assets</b>	<b>9,781</b>	<b>68,375</b>	<b>78,156</b>
<b>Financial liabilities</b>			
Distributions payable	-	4,671	4,671
Payables	-	175	175
<b>Total financial liabilities</b>	<b>-</b>	<b>4,846</b>	<b>4,846</b>
<b>Net exposure</b>	<b>9,781</b>	<b>63,529</b>	<b>73,310</b>

The table at Note 3(b) summarises the impact of an increase/decrease in interest rates on the Fund's operating profit/(loss) and net assets attributable to unit holders through changes in fair value or changes in future cash flows. The analysis is based on the reasonably possible shift that interest rates change by +/- 100 basis points (2022: +/- 100 basis points) from the year end rates with all other variables held constant.

### 3 Financial risk management (continued)

#### (b) Summarised sensitivity analysis

The following table summarises the sensitivity of the Fund's operating profit and net assets attributable to unit holders to market risks. The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in foreign exchange rates, interest rates and the historical correlation of the Fund's investments with market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, markets and securities in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variances in the risk variables.

	<b>Impact on operating profit/(loss)/ net assets attributable to unit holders</b>					
	<b>Price risk</b>		<b>Interest rate risk</b>		<b>Foreign exchange risk</b>	
	<b>+10%</b>	<b>-10%</b>	<b>+100bps</b>	<b>-100bps</b>	<b>+10%</b>	<b>-10%</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>US Dollar A\$'000</b>	<b>US Dollar A\$'000</b>
<b>As at 30 June 2023</b>	<b>6,295</b>	<b>(6,295)</b>	<b>51</b>	<b>(51)</b>	<b>509</b>	<b>(509)</b>
As at 30 June 2022	6,831	(6,831)	98	(98)	437	(437)

#### (c) Credit risk

The Fund is exposed to credit risk, which is the risk that a counterparty will be unable to pay its obligations in full when they fall due, causing a financial loss to the Fund.

The main concentration of credit risk, to which the Fund is exposed, arises from cash and cash equivalents. None of these assets are impaired nor past their due date. The maximum exposure to credit risk is the carrying amount of these balances as at the reporting date.

The Fund manages credit risk by only entering into agreements with credit worthy parties.

#### (d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund is exposed to indirect liquidity risk via its investment in the Underlying Fund. The Underlying Fund invests in private equity investments which are often illiquid long-term investments. These investments are valued on the basis of estimated prices and forecast cash flows and are therefore subject to greater pricing uncertainties than listed investments.

As the Fund is an illiquid close-ended Fund, it is not exposed to liquidity on unit holders' redemptions.

The Fund manages liquidity risk by maintaining sufficient cash balances to meet its obligations.

#### *Maturities of non-derivative financial liabilities*

All non-derivative financial liabilities of the Fund in the current period have maturities of less than 1 month.

#### 4 Fair value measurement

The Fund measures and recognises financial assets at fair value through profit or loss on a recurring basis.

- Financial assets at fair value through profit or loss (see Note 5)

The Fund has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting period.

AASB 13 *Fair Value Measurement* requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly (level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

The Fund values its investments in accordance with the accounting policies set out in Note 2 to the financial statements.

*(a) Fair value in an inactive or unquoted market (level 3)*

The fair value of financial assets that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Investments in foreign limited partnership are valued as the Fund's share of net asset value ("NAV") as reported by the Underlying Fund's quarterly statements.

*(b) Recognised fair value measurements*

The table below presents the Fund's financial assets measured and recognised at fair value as at 30 June 2023 and 30 June 2022.

<b>As at 30 June 2023</b>	<b>Level 1 \$'000</b>	<b>Level 2 \$'000</b>	<b>Level 3 \$'000</b>	<b>Total \$'000</b>
<b>Financial assets</b>				
Foreign limited partnership	-	-	62,949	62,949
<b>Total financial assets</b>	-	-	62,949	62,949

As at 30 June 2022

<b>Financial assets</b>				
Foreign limited partnership	-	-	68,307	68,307
<b>Total financial assets</b>	-	-	68,307	68,307

*(c) Transfers between levels*

Management's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

There were no transfers between levels in the fair value hierarchy at the end of the reporting period.

#### 4 Fair value measurement (continued)

(d) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the movement in level 3 instruments for the year ended 30 June 2023 and 30 June 2022 by class of financial instrument.

	<b>Foreign limited partnership \$'000</b>
<b>As at 30 June 2023</b>	
Opening balance - 1 July 2022	68,307
Purchases	36
Gains/(losses) recognised in the statement of comprehensive income	(5,394)
<b>Closing balance - 30 June 2023*</b>	<b>62,949</b>
As at 30 June 2022	
Opening balance - 1 July 2021	63,026
Purchases	65
Return of capital received	(1,612)
Gains/(losses) recognised in the statement of comprehensive income	6,828
Closing balance - 30 June 2022*	68,307

\* Includes unrealised gains/(losses) recognised in profit or loss attributable to balances held at the end of the reporting period

(i) Valuation inputs and relationships to fair value

The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See Note 4(a) above for the valuation techniques adopted.

Description	Fair value \$'000	Unobservable inputs	Range of inputs (probability - weighted average)	Relationship of unobservable inputs to fair value
<b>As at 30 June 2023</b>				
Bridge Seniors Housing Fund II Australian Feeder LP (USD)	62,949	Latest Underlying Fund Partner Statement (30 June 2023)	N/A	Direct
As at 30 June 2022				
Bridge Seniors Housing Fund II Australian Feeder LP (USD)	68,307	Latest Underlying Fund Partner Statement (30 June 2022)	N/A	Direct

There were no significant inter-relationships between unobservable inputs that materially affect fair values.

(ii) Valuation processes

Investments in foreign limited partnership are valued as the Fund's share of NAV as reported by the Underlying Fund's quarterly statements.

#### 4 Fair value measurement (continued)

(e) *Financial instruments not carried at fair value*

The carrying values of cash and cash equivalents, receivables and payables approximate their fair values due to their short-term nature.

#### 5 Financial assets at fair value through profit or loss

	As at	
	30 June 2023 \$'000	30 June 2022 \$'000
Foreign limited partnership	62,949	68,307
<b>Total financial assets at fair value through profit or loss</b>	<b>62,949</b>	<b>68,307</b>

An overview of the risk exposures and fair value measurements relating to financial assets at fair value through profit or loss is included in Note 3 and Note 4 to the financial statements.

#### 6 Structured entities

A structured entity is an entity that has been designed so that voting or similar rights are not the dominant factor in deciding who controls the entity, and the relevant activities are directed by means of contractual arrangements.

The Fund considers its investment in foreign limited partnership to be a structured entity. The Fund invests in a foreign limited partnership for the purpose of capital appreciation and/or earning investment income.

The exposure to investments in foreign limited partnership is disclosed in the following table:

	Fair value of investment	
	As at 30 June 2023 \$'000	As at 30 June 2022 \$'000
Bridge Seniors Housing Fund II Australian Feeder LP (USD)	62,949	68,307
<b>Total investments in foreign limited partnership</b>	<b>62,949</b>	<b>68,307</b>

The Fund has determined that it meets the definition of an investment entity in accordance with AASB 10 *Consolidated Financial Statements*. The Fund does not control any of the entities where it has an investment and therefore does not prepare consolidated financial statements. Instead the investments are accounted for at fair value through profit or loss as discussed in Note 2(b). The fair value of the investments in foreign limited partnership is included in financial assets at fair value through profit or loss in the statement of financial position.

The Fund's maximum exposure to loss from its interest in the foreign limited partnership is equal to the fair value of its investments in the foreign limited partnership as there are no off-balance sheet exposures relating to the foreign limited partnership. Once the Fund has disposed of its units in the foreign limited partnership, it ceases to be exposed to any risk from that foreign limited partnership.

During the year ended 30 June 2023, total gains/(losses) incurred on investments in foreign limited partnership was \$ (5,394,000) (2022: \$6,828,022). The Fund also earned partnership distribution income of \$ 667,836 (2022: \$4,100,687) as a result of its interest in the foreign limited partnership.

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Notes to the financial statements**  
**For the year ended 30 June 2023**  
**(continued)**

## 7 Net assets attributable to unit holders - equity

Under AASB 132 Financial Instruments: Presentation, puttable financial instruments are classified as equity where certain criteria are met. The Fund shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions. The Fund's units are classified as equity as they meet the definition of a financial instrument to be classified as equity.

Movements in the number of units and net assets attributable to unit holders during the year were as follows:

	Year ended		Year ended	
	30 June 2023	30 June 2023	30 June 2022	30 June 2022
	Units '000	\$'000	Units '000	\$'000
<b>AUD Class</b>				
Opening balance	50,562	73,310	50,562	67,648
Distributions paid and payable	-	-	-	(4,671)
Profit/(loss) for the year	-	(5,231)	-	10,333
<b>Closing balance</b>	<b>50,562</b>	<b>68,079</b>	50,562	73,310

As stipulated within the Fund's Constitution, each unit represents a right to an individual unit in the Fund and does not extend to a right to the underlying assets of the Fund.

There are no separate classes of units and each unit has the same rights attaching to it as all other units of the Fund.

### Capital risk management

The Fund is an illiquid close-ended unlisted Australian registered managed investment scheme and is not subject to redemptions and further applications.

## 8 Distributions to unit holders

The distributions declared during the year were as follows:

	Year ended		Year ended	
	30 June 2023	30 June 2023	30 June 2022	30 June 2022
	\$'000	CPU	\$'000	CPU
<b>Distributions</b>				
June (payable)	-	-	4,671	9.2378
<b>Total distributions</b>	<b>-</b>	<b>-</b>	4,671	9.2378

There were no distributions declared for the year ended 30 June 2023.

## 9 Cash and cash equivalents

	30 June 2023	30 June 2022
	\$'000	\$'000
Cash at bank	5,145	9,781
<b>Total cash and cash equivalents</b>	<b>5,145</b>	9,781



## 10 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities

### (a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities

	Year ended	
	30 June 2023 \$'000	30 June 2022 \$'000
Profit/(loss) for the year	(5,231)	10,333
Payments for purchase of financial instruments at fair value through profit or loss	(36)	(65)
Return of capital received	-	1,612
Net (gains)/losses on financial instruments at fair value through profit or loss	5,394	(6,828)
Net foreign exchange (gain)/loss	(149)	(536)
Net change in receivables	(5)	(7)
Net change in payables	(87)	56
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(114)</b>	<b>4,565</b>

## 11 Receivables

	As at	
	30 June 2023 \$'000	30 June 2022 \$'000
GST receivable	73	68
<b>Total receivables</b>	<b>73</b>	<b>68</b>

## 12 Payables

	As at	
	30 June 2023 \$'000	30 June 2022 \$'000
Management fees and costs payable	79	165
Tax fees payable	9	10
<b>Total payables</b>	<b>88</b>	<b>175</b>

### 13 Remuneration of auditors

During the year the following fees were paid or payable for services provided by the auditors of the Fund:

	<b>Year ended</b>	
	<b>30 June 2023</b>	<b>30 June 2022</b>
	<b>\$</b>	<b>\$</b>
<b>Deloitte Touche Tohmatsu</b>		
<i>Audit and other assurance services</i>		
Audit and review of financial statements	<b>21,191</b>	19,570
Total auditor remuneration and other assurance services	<b>21,191</b>	19,570
<b>Total remuneration of Deloitte Touche Tohmatsu</b>	<b>21,191</b>	19,570
<b>PricewaterhouseCoopers</b>		
<i>Audit and other assurance services</i>		
Audit of compliance plan	<b>2,346</b>	2,346
Total auditor remuneration and other assurance services	<b>2,346</b>	2,346
<b>Total remuneration of PricewaterhouseCoopers</b>	<b>2,346</b>	2,346

The auditors' remuneration is borne by the Fund. Fees are stated exclusive of GST.

### 14 Related party transactions

The Responsible Entity of Spire USA ROC Seniors Housing and Medical Properties Fund II is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975). Accordingly, transactions with entities related to Equity Trustees Limited are disclosed below.

The Responsible Entity has contracted services to Spire Capital Pty Ltd to act as Fund Manager, Bridge Investment Group, LLC to act as Investment Manager and Link Fund Solutions Pty Limited to act as Administrator and Registrar. Equity Trustees Limited also acts as Custodian for the Fund. The contracts are on normal commercial terms and conditions.

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Notes to the financial statements**  
**For the year ended 30 June 2023**  
**(continued)**

**(a) Key management personnel**

*(i) Directors*

Key management personnel include persons who were directors of Equity Trustees Limited at any time during or since the end of the financial year and up to the date of this report.

Philip D Gentry	Chairman
Michael J O'Brien	
Russell W Beasley	
Mary A O'Connor	
David B Warren	(appointed 6 March 2023)

*(ii) Responsible Entity*

Other than fees paid to the Responsible Entity, there were no other transactions.

**14 Related party transactions (continued)**

27

**(a) Key management personnel (continued)**

*(iii) Other key management personnel*

There were no other key management personnel with responsibility for planning, directing and controlling the activities of the Fund, directly or indirectly during the financial year.

**(b) Transactions with key management personnel**

There were no transactions with key management personnel during the reporting period.

**(c) Key management personnel unit holdings**

Key management personnel did not hold units in the Fund as at 30 June 2023 (30 June 2022: nil).

**(d) Key management personnel compensation**

Key management personnel are paid by EQT Services Pty Ltd. Payments made from the Fund to Equity Trustees Limited do not include any amounts directly attributable to the compensation of key management personnel.

**(e) Key management personnel loans**

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to key management personnel or their personally related entities at any time during the reporting period.

**(f) Other transactions within the Fund**

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund during the financial year and there were no material contracts involving management personnel's interests existing at year end.

**(g) Responsible Entity fees, Fund Manager's fees and other transactions**

The transactions during the year and amounts payable as at year end between the Fund, the Responsible Entity and the Investment Manager were as follows:

	<b>Year ended</b>	
	<b>30 June 2023</b>	<b>30 June 2022</b>
	<b>\$</b>	<b>\$</b>
Management fees for the year	<b>368,661</b>	357,603
Responsible Entity fees for the year	<b>55,664</b>	59,872
Management fees reimbursement for the year	<b>31,397</b>	13,661
Management fees payable at year end	<b>32,193</b>	101,192
Responsible Entity fees payable at year end	<b>10,048</b>	19,005

**Spire USA ROC Seniors Housing and Medical Properties Fund II**  
**Notes to the financial statements**  
**For the year ended 30 June 2023**  
**(continued)**

Under the terms of the Fund's Constitution and Product Disclosure Statement, management fees and costs includes responsible entity fees paid to the Responsible Entity, management fees paid to the Investment Manager and other costs (such as custody fees, administration fees and audit fees) paid to other unrelated parties. Please refer to the Fund's Product Disclosure Statement for information on how management fees and costs are calculated.

Management fees reimbursed represent the expenses reimbursed by the Fund back to the Fund Manager.

## **14 Related party transactions (continued)**

### **(h) Related party unit holdings**

Parties related to the Fund (including Equity Trustees Limited, its related parties and other schemes managed by Equity Trustees Limited and the Fund Manager), hold units in the Fund as follows:

<b>Unit holder</b>	<b>No. of units held opening</b>	<b>No. of units held closing</b>	<b>Fair value of investment (\$)</b>	<b>Interest held (%)</b>	<b>No. of units acquired</b>	<b>No. of units disposed</b>	<b>Distributions paid/payable by the Fund (\$)</b>
<b>As at 30 June 2023</b>							
Spire Property Partners Pty Ltd ATF Spire Property Unit Trust	39,127	39,127	52,683	0.08	-	-	-
<b>As at 30 June 2022</b>							
Spire Property Partners Pty Ltd ATF Spire Property Unit Trust	39,127	39,127	56,034	0.08	-	-	3,614

### **(i) Investments**

The Fund did not hold any investments in Equity Trustees Limited or its related parties during the year (2022: nil).

## **15 Events occurring after the reporting period**

No significant events have occurred since the end of the year which would impact on the financial position of the Fund as disclosed in the statement of financial position as at 30 June 2023 or on the results and cash flows of the Fund for the year ended on that date.

## **16 Contingent assets and liabilities and commitments**

The Fund had commitments of US\$49,500,000 (2022: US\$49,500,000) to Bridge Seniors Housing Fund II Australian Feeder LP (USD).

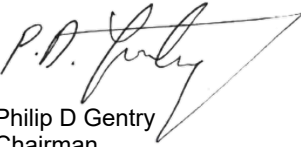
As at 30 June 2023, the total paid up commitment amount was US\$46,517,571 (2022: US\$46,494,365). Therefore, the outstanding commitment as at 30 June 2023 was US\$2,982,429 (2022: US\$3,005,635).

## **Directors' declaration**

In the opinion of the directors of the Responsible Entity:

- (a) The financial statements and notes set out on pages 7 to 29 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - (ii) giving a true and fair view of the Fund's financial position as at 30 June 2023 and of its performance for the financial year ended on that date.
- (b) There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable; and
- (c) Note 2(a) confirms that the financial statements also comply with the International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the directors of Equity Trustees Limited through a delegated authority given by Equity Trustees Limited's Board.

  
Philip D Gentry  
Chairman

Melbourne  
14 September 2023

## Independent Auditor's Report to the Unit Holders of Spire USA ROC Seniors Housing and Medical Properties Fund II

### Opinion

We have audited the financial report of Spire USA ROC Seniors Housing and Medical Properties Fund II (the "Fund") which comprises the statement of financial position as at 30 June 2023, the statement of comprehensive income, the statement of cash flows and the statement of changes in equity for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, and the Directors' declaration.

In our opinion, the accompanying financial report of the Fund is in accordance with the *Corporations Act 2001*, including:

- (i) giving a true and fair view of the Fund's financial position as at 30 June 2023 and of its financial performance for the year then ended; and
- (ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

### Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the "Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Responsible Entity of the Fund (the "Directors"), would be in the same terms if given to Directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

The Directors are responsible for the other information. The other information comprises the information included in the Directors' report for the year ended 30 June 2023, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of the Directors for the Financial Report**

The Directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the ability of the Fund to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

**Auditor's Responsibilities for the Audit of the Financial Report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in cursive script that reads "Deloitte Touche Tohmatsu".

DELOITTE TOUCHE TOHMATSU

A handwritten signature in cursive script that reads "Adam Kuziow".

Adam Kuziow  
Partner  
Chartered Accountants

Melbourne, 14 September 2023