

**29 June 2023**  
**ASX Announcement**

## Portfolio Valuation and Pre-Leasing Update - 30 June 2023

### Key Points:

- **Portfolio independently valued by CBRE with an increase in Gross Asset Value ('GAV') of US\$0.05M for 30 June 2023**
- **Current occupancy remains strong at 96.82% across the portfolio of 9 properties**
- **Pre-leasing currently at 77.27% with the Manager forecasting rental increases in excess of 10.5% for the 2023-2024 Academic Year (AY)**

US Student Housing REIT (ASX: USQ) ('USQ' or 'the REIT') is pleased to provide an asset valuation and pre-leasing update for the portfolio.

### Portfolio Valuation

All assets in the USQ portfolio have been independently valued by CBRE for 30 June 2023. Despite a dramatic increase in interest rates and the corresponding expansion of cap rates, the resulting **Gross Asset Valuation ('GAV')** of the total portfolio of 9 properties **has increased modestly to US\$147.75M (~A\$220M<sup>1</sup>)**, up from US\$147.70 million.

The stability of portfolio GAV shows performance at the property level is still creating value, largely due to strong occupancy levels and rent increases over academic year 2022-2023, and upcoming 2023-2024. It also demonstrates the sector's defensive nature, supported by strong enrolment growth at large public US universities, and under supply of off-campus student housing.

### Portfolio Pre-Leasing

As of Friday the 16<sup>th</sup> of June, pre-leasing for the 2023-2024 academic year is sitting at 77.27% with forecasted rental increases for the portfolio in excess of 10.5% for the 2023-2024 academic year after achieving 8% for the current 2022-2023 academic year.

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<sup>1</sup> Assuming an AUD: USD exchange rate of 0.67

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## About USQ

US Student Housing REIT ( [www.usq-reit.com](http://www.usq-reit.com) ) is a real estate investment trust listed on the ASX with a mandate to invest in off campus student housing at large four-year public universities across the United States. The REIT was established to acquire and manage high-quality purpose-built student housing assets located within close proximity to top-tier public universities across the United States, and drive value through operational strategy and capital upgrades. This announcement has been authorised for release by the Board of USQ.

## About Auctus

Auctus Investment Group Limited ('Auctus') is an ASX listed private markets asset manager with in-excess of A\$500M Assets Under Management (AUM), focusing on opportunities across private equity, infrastructure and operating real estate. Our core investment thesis is investing in sectors with strong tailwinds and potential to scale. Auctus provides wholesale, Family Office and sophisticated investors with access to a highly curated selection of private market investment opportunities.

## About Student Quarters

Student Quarters is an Atlanta based, specialist student housing asset manager founded in 2013 with a demonstrated track record of value generation. SQ manage in excess of US\$1.1bn across off-campus student housing, and 11,000+ beds. The team are highly experienced student housing owners with over 50 years of combined experience in underwriting, repositioning, managing, and disposing of quality student housing properties. SQ provides best in class operating and leasing experience for premier located, pedestrian friendly assets at major public Universities.

Yours sincerely,

Russell Beasley  
Director  
Equity Trustees Limited (ACN 004 031 298, AFSL 240975) as Responsible Entity for US Student Housing REIT

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