

US Student Housing REIT

ARSN 655 096 629

Condensed financial report For the half-year ended 31 December 2023

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This condensed financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this condensed financial report is to be read in conjunction with the annual report for the year ended 30 June 2023 and any public announcements made in respect of US Student Housing REIT during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

This condensed financial report covers US Student Housing REIT and its controlled entities.

The Responsible Entity of US Student Housing REIT 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 US Student Housing REIT (the "REIT"), present their report together with the condensed financial statements of the REIT for the half-year ended 31 December 2023.

The condensed financial statements are presented in the United States currency ("US\$") unless otherwise noted.

Principal activities

The REIT invests in US student housing assets that aim to pay sustainable distributions with the potential for income and capital growth in accordance with the Product Disclosure Statement and the provisions of the REIT's Constitution.

The REIT did not have any employees during the half-year ended 31 December 2023 (31 December 2022: nil).

On 22 December 2023, the REIT announced to the Australian Stock Exchange that a meeting of its members had passed special resolutions to remove the REIT from the Official List of the ASX under Listing Rule 17.11, effective 25 January 2024 and to amend the Constitution of the REIT to include an "Exit Fee". Once delisted, the REIT has become an unlisted open-ended unit trust. The Exit Fee will apply to certain redemptions and to provide that a unit must be redeemed within 545 days after a redemption request in respect of the unit is accepted.

The various service providers for the REIT are detailed below:

Service	Provider
Responsible Entity	Equity Trustees Limited
Investment Manager	Auctus Asset Management Pty Ltd
Custodian, Administrator and Registrar	Apex Fund Services Pty Ltd (an Apex Group Company)
Statutory Auditor	BDO Audit Pty Ltd

Directors

The following persons held office as directors of Equity Trustees Limited during or since the end of the half-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	
Samantha Einhart	Company Secretary

Review and results of operations

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

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

	Half-year ended	
	31 December 2023	31 December 2022
Profit/(loss) for the half-year (US\$'000)	284	3,492
Distributions paid (US\$'000)	479	1,017
Distributions (cents per unit)	0.9398	1.8305

US Student Housing REIT ("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. The REIT is focused on seeking to achieve long-term returns through a combination of income through rental yields along with potential long-term capital growth.

Assets in the portfolio are independently valued by CBRE on a 6-monthly basis, with the recent round of valuations occurring in December 2023. Despite the prevailing interest rate environment, and ongoing impacts on other real estate sectors, the Gross Asset Value of the portfolio was relatively flat, down a modest US\$250K on a total Gross Asset Value of US\$147.50M.

Significant changes in the state of affairs

In the opinion of the directors, there were no significant changes in the state of affairs of the REIT that occurred during the financial period.

Directors' report (continued)

Matters subsequent to the end of the period

The Directors announced an estimated distribution of 0.47 US cents per ordinary unit. The record date was 22 February 2024 and payment date will be 29 February 2024.

The REIT was removed from ASX effective 25 January 2024, in accordance with the Listing Rule 17.11.

On 14 February 2024, the REIT changed its name to US Student Housing Growth & Income Fund.

No other matter or circumstance has arisen since 31 December 2023 that has significantly affected, or may have a significant effect on:

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

Rounding of amounts to the nearest thousand dollars

Amounts in the Directors' report have been rounded to the nearest thousand US 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 4.

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



Philip D Gentry
Chairman

Melbourne
23 February 2024

DECLARATION OF INDEPENDENCE BY SALIM BISKRI TO THE UNITHOLDERS OF US STUDENT HOUSING REIT

As lead auditor for the review of US Student Housing REIT for the half-year ended 31 December 2023, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
2. No contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of US Student Housing REIT and the entities it controlled during the period.



Salim Biskri
Director

BDO Audit Pty Ltd

Melbourne, 23 February 2024

Condensed statement of comprehensive income

	Note	Half-year ended	
		31 December 2023 US\$'000	31 December 2022 US\$'000
Investment income			
Distribution income		967	1,088
Net gains/(losses) on financial instruments at fair value through profit or loss		111	3,133
Total investment income/(loss)		1,078	4,221
Expenses			
Management fees and costs		552	434
Professional fees		99	84
Withholding taxes		92	156
Other expenses		51	55
Total expenses		794	729
Profit/(loss) for the half-year		284	3,492
Other comprehensive income		-	-
Total comprehensive income for the half-year		284	3,492
Basic and diluted earnings/(loss) per unit (cents)	6	0.51	6.29

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

Condensed statement of financial position

		As at	
	Note	31 December 2023 US\$'000	30 June 2023 US\$'000
Assets			
Cash and cash equivalents		617	916
Receivables	9	5	7
Financial assets at fair value through profit or loss	4	58,016	57,905
Total assets		58,638	58,828
Liabilities			
Payables	10	97	107
Total liabilities		97	107
Net assets attributable to unit holders - equity	5	58,541	58,721

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

US Student Housing REIT
Condensed statement of changes in equity
For the half-year ended 31 December 2023

Condensed statement of changes in equity

	Note	Half-year ended	
		31 December 2023 US\$'000	31 December 2022 US\$'000
Total equity at the beginning of the half-year		58,721	56,622
Comprehensive income for the half-year			
Profit/(loss) for the half-year		284	3,492
Other comprehensive income		-	-
Total comprehensive income		284	3,492
Transactions with unit holders			
Currency translation reserve		15	(8)
Distributions paid and payable	8	(479)	(1,017)
Total transactions with unit holders		(464)	(1,025)
Total equity at the end of the half-year		58,541	59,089

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

Condensed statement of cash flows

	Half-year ended	
	31 December 2023 US\$'000	31 December 2022 US\$'000
Cash flows from operating activities		
Management fees and costs paid	(550)	(434)
Professional fees paid	(98)	(84)
Withholding tax paid	(104)	(156)
Other income received	4	-
Other expenses paid	-	(39)
Distribution income received	967	1,088
Net cash inflow/(outflow) from operating activities	219	375
Cash flows from financing activities		
Distributions paid	(479)	(1,017)
Net cash inflow/(outflow) from financing activities	(479)	(1,017)
Net increase/(decrease) in cash and cash equivalents	(260)	(642)
Cash and cash equivalents at the beginning of the half-year	916	1,948
Effect of foreign currency exchange rate changes on cash and cash equivalents	(39)	6
Cash and cash equivalents at the end of the half-year	617	1,312

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

Notes to the condensed financial statements

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1 General information

These condensed financial statements cover US Student Housing REIT (the "REIT") and its subsidiaries. The REIT is an Australian registered managed investment scheme which was constituted on 29 July 2020 and will terminate in accordance with the provisions of the REIT's Constitution or by Law.

The Responsible Entity of the REIT 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 condensed financial statements are presented in the United States currency ("US\$") unless otherwise noted.

The REIT was removed from ASX effective 25 January 2024, in accordance with the Listing Rule 17.11.

The REIT invests in US student housing assets that aim to pay sustainable distributions with the potential for income and capital growth in accordance with the Product Disclosure Statement and the provisions of the REIT's Constitution.

The condensed 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 condensed financial statements.

2 Basis of preparation

These condensed financial statements have been prepared in accordance with Australian Accounting Standards AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standards IAS 34 *Interim Financial Reporting*.

These condensed financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these condensed financial statements are to be read in conjunction with the annual financial statements for the year ended 30 June 2023 and any public announcements made in respect of the REIT during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The directors are satisfied that the REIT has sufficient resources to continue in operation for the foreseeable future, a period of not less than 12 months from the date of this report. Accordingly, they continue to adopt the going concern basis in preparing the condensed financial statements.

Material accounting policies

The accounting policies applied in these condensed financial statements are the same as those applied to the REIT's financial statements for the year ended 30 June 2023.

i. *New and amended standards adopted by the REIT*

The REIT has applied the following standards and amendments for the first time for its financial year beginning 1 July 2023:

- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies and Definition of Accounting Estimates [AASB 7, AASB 101, AASB 108, AASB 134 & AASB Practice Statement 2].

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

None of the other standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2023 have a material impact on the amounts recognised in the prior periods or will affect the current or future periods.

ii. *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 January 2024 and have not been early adopted in preparing these condensed financial statements.

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

iii. *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 period.

3 Fair value measurement

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

- Financial assets/liabilities at fair value through profit or loss (see Note 4).

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).

3 Fair value measurement (continued)

The REIT values its investments in accordance with the accounting policies set out in Note 2 to the 30 June 2023 financial statements.

a. Fair value in an inactive or unquoted market (level 2 and level 3)

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques.

The REIT invests in unlisted property companies that are not quoted in an active market. The REIT's investment manager (via the REIT's asset manager, Student Quarters LP) engages an independent US valuation advisor to provide semi annual arm's length valuation for the purposes of supporting a fair market valuation for the investees on an semi annual basis. The independent US valuation advisor has used the income capitalisation approach. The REIT classifies the fair value of these investments as level 3.

The REIT invests via Delaware vehicles into Investee Companies that acquire and manage US student housing assets. Capital raised by the REIT will be used to capitalise SQ Property Opportunities Holdco, LLC, which will acquire a minimum 90% interest in targeted assets, with Student Quarters investing alongside the REIT in each asset as alignment capital. The REIT uses a fair value valuation technique for these positions.

b. Recognised fair value measurements

The table below presents the REIT's financial assets measured and recognised at fair value through profit or loss as at 31 December 2023 and 30 June 2023. There were no financial liabilities measured at fair value at 31 December 2023 and 30 June 2023.

	Acquisition date	Level 1 US\$'000	Level 2 US\$'000	Level 3 US\$'000	Total US\$'000
As at 31 December 2023					
Financial assets					
Investment in SQ Texas Tech -The Edge JV, LLC	12 January 2021	-	-	7,373	7,373
Investment in SQ Clemson I JV, LLC	19 November 2021	-	-	9,928	9,928
Investment in SQ Georgia State 1 JV, LLC	30 March 2022	-	-	13,152	13,152
Investment in SQ Mississippi Portfolio JV, LLC	30 March 2022	-	-	19,123	19,123
Investment in SQ Arizona State - Lofts JV, LLC	30 March 2022	-	-	8,440	8,440
Total financial assets		-	-	58,016	58,016
As at 30 June 2023					
Financial assets					
Investment in SQ Texas Tech -The Edge JV, LLC	12 January 2021	-	-	8,545	8,545
Investment in SQ Clemson I JV, LLC	19 November 2021	-	-	10,783	10,783
Investment in SQ Georgia State 1 JV, LLC	30 March 2022	-	-	14,152	14,152
Investment in SQ Mississippi Portfolio JV, LLC	30 March 2022	-	-	17,173	17,173
Investment in SQ Arizona State - Lofts JV, LLC	30 March 2022	-	-	7,252	7,252
Total financial assets		-	-	57,905	57,905

c. Transfer 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 (30 June 2023: nil).

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

The following table presents the movement in level 3 instruments for the half-year ended 31 December 2023 by class of financial instrument.

	Investment in The Edge US\$'000	Investment in Clemson US\$'000	Investment in Edgewood US\$'000	Investment in Mississippi US\$'000	Investment in Arizona US\$'000	Total US\$'000
Opening balance - 31 December 2022	9,719	10,344	14,552	16,373	6,856	57,844
Gains/(losses) recognised in the condensed statement of comprehensive income	(1,174)	439	(400)	800	396	61
Closing balance - 30 June 2023	8,545	10,783	14,152	17,173	7,252	57,905
Purchases						
Gains/(losses) recognised in the condensed statement of comprehensive income	(1,172)	(855)	(1,000)	1,950	1,188	111
Closing balance - 31 December 2023*	7,373	9,928	13,152	19,123	8,440	58,016

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

3 Fair value measurement (continued)

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

i. Valuation inputs and relationships to fair value

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

Description	Fair value US\$'000	Unobservable inputs	Range of inputs (probability- weighted average)	Relationship of unobservable inputs to fair value
As at 31 December 2023				
Investment in SQ Texas Tech - The Edge JV, LLC	7,373	Capitalisation rate	5.25% - 5.75%	Increased/ (decreased) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$0.8m and US\$1.4m
		Stabilised occupancy	93%	
		Net operating income	US\$1.4m per annum	
Investment in SQ Clemson I JV, LLC	9,928	Capitalisation rate	5.5% - 6%	Increased/ (decreased) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$1.1m and US\$1.2m
		Stabilised occupancy	99%	
		Net operating income	US\$1.6m per annum	
Investment in SQ Georgia State 1 JV, LLC	13,152	Capitalisation rate	5.25% - 5.75%	Increased/ (decreased) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$1.7m and US\$1.8m
		Stabilised occupancy	92%	
		Net operating income	US\$2.1m per annum	
Investment in SQ Mississippi Portfolio JV, LLC	19,123	Capitalisation rate	5.45% - 5.95%	Increased/ (decreased) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$1.6m and US\$1.8m
		Stabilised occupancy	96% - 98%	
		Net operating income	US\$2.2m per annum for the portfolio	
Investment in SQ Arizona State JV, LLC	8,440	Capitalisation rate	5.5% - 6%	Increased/ (decreased) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$0.8m and US\$0.9m
		Stabilised occupancy	97%	
		Net operating income	US\$1.1m per annum	
As at 30 June 2023				
Investment in SQ Texas Tech - The Edge JV, LLC	8,545	Capitalisation rate	5% - 5.5%	Increase/ (decrease) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value by US\$1.2m and US\$1.4m
		Stabilised occupancy	93%	
		Net operating income	US\$1.3m per annum	
Investment in SQ Clemson I JV, LLC	10,783	Capitalisation rate	5% - 5.5%	Increase/ (decrease) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$1.3m and US\$1.4m
		Stabilised occupancy	98%	
		Net operating income	US\$1.5m per annum	

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

i. Valuation inputs and relationships to fair value (continued)

Description	Fair value \$'000	Unobservable inputs	Range of inputs (probability- weighted average)	Relationship of unobservable inputs to fair value
As at 30 June 2023				
Investment in SQ Georgia State 1JV, LLC	14,152	Capitalisation rate	5.35% - 5.85%	Increase/ (decrease) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$1.6m and US\$1.7m
		Stabilised occupancy	95%	
		Net operating income	US\$2.1m per annum	
Investment in SQ Mississippi Portfolio JV, LLC	17,173	Capitalisation rate	5.45% - 5.95%	Increase/ (decrease) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$0.2m and US\$0.6m
		Stabilised occupancy	96% - 97%	
		Net operating income	US\$2.1m for the portfolio	
Investment in SQ Arizona State JV, LLC	7,252	Capitalisation rate	5% - 5.5%	Increase/ (decrease) of capitalisation rate by +/- 0.25% would increase/(decrease) fair value between US\$0.8m and US\$0.9m
		Stabilised occupancy	97%	
		Net operating income	US\$0.9m per annum	

Any change in the fair value of the investments will have a direct impact in the fair value gain or loss in the condensed statement of comprehensive income.

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

e. Financial instruments not carried at fair value

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

Net assets attributable to unit holders' carrying value differs from its fair value (deemed to be redemption price for individual units) due to differences in valuation inputs. This difference is not material in the current or prior reporting periods.

4 Financial assets at fair value through profit or loss

	As at	
	31 December 2023 US\$'000	30 June 2023 US\$'000
Investment in SQ Texas Tech -The Edge JV, LLC	7,373	8,545
Investment in SQ Clemson I JV, LLC	9,928	10,783
Investment in SQ Georgia State 1 JV, LLC	13,152	14,152
Investment in SQ Mississippi Portfolio JV, LLC	19,123	17,173
Investment in SQ Arizona State - Lofts JV, LLC	8,440	7,252
Total financial assets at fair value through profit or loss	58,016	57,905

5 Net assets attributable to unit holders - equity

Under AASB 132 *Financial Instruments: Presentation*, puttable financial instruments are classified as equity where certain strict criteria are met. The REIT shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions. The REIT'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 half-year were as follows:

	Half-year ended		Half-year ended	
	31 December 2023	31 December 2023	31 December 2022	31 December 2022
	Units '000	US\$'000	Units '000	US\$'000
Ordinary units – fully paid				
Opening balance	55,541	58,721	55,541	56,622
Distributions paid and payable	-	(479)	-	(1,017)
Net foreign exchange gain/(loss)	-	15	-	(8)
Profit/(loss) for the half-year	-	284	-	3,492
Closing balance	55,541	58,541	55,541	59,089

As stipulated within the REIT's Constitution, each unit represents a right to an individual share in the REIT and does not extend to a right in the underlying assets of the REIT. In addition, the unit holders have no right to a request for a redemption of the units and the REIT does not have an obligation to purchase, re-purchase or redeem any unit.

6 Basic and diluted earnings per unit

	Half-year ended	
	31 December 2023	31 December 2022
	US\$'000	US\$'000
Profit for the half-year (US\$'000)	284	3,492
Weighted average number of units on issue ('000)	55,541	55,541
Basic and diluted earnings/(loss) per unit (cents)	0.51	6.29

7 Segment information

The Directors of the Responsible Entity have determined the operating segments based on the reports reviewed by the chief operating decision maker, being the Board of the Responsible Entity.

The REIT is organised into one main operating segment, which invests in US student housing assets.

All significant operating decisions are based upon analysis of the REIT as one segment. The financial results from this segment are equivalent to the financial statements of the REIT as a whole.

	Half-year ended	
	31 December 2023	31 December 2022
	US\$'000	US\$'000
Investment income/(loss)		
Texas	(1,263)	892
South Carolina	(735)	1,289
Georgia	(704)	286
Mississippi	2,460	1,278
Arizona	1,320	476
Total investment income/(loss)	1,078	4,221

8 Distributions to unit holders

The distributions declared during the half-year were as follows:

	Half-year ended	
	31 December 2023	31 December 2023
	US\$'000	CPU
Declared on 24 August 2023 and paid on 30 August 2023	318	0.6498
Declared on 16 November 2023, paid on 30 November 2023 and updated on 1 December 2023	161	0.2900
Total distributions	479	0.9398

8 Distributions to unit holders (continued)

	Half-year ended 31 December 2022	
	US\$'000	CPU
Declared on 15 August 2022 and paid on 30 August 2022	585	1.0531
Declared on 17 November 2022, paid on 30 November 2022 and updated on 9 December 2022	432	0.7774
Total distributions	1,017	1.8305

9 Receivables

	As at	
	31 December 2023 US\$'000	30 June 2023 US\$'000
GST receivable	4	6
Other receivables	1	1
Total receivables	5	7

10 Payables

	As at	
	31 December 2023 US\$'000	30 June 2023 US\$'000
Management fees and costs payable	65	64
Withholding tax fees	-	12
Other fees	32	31
Total payables	97	107

11 Events occurring after the reporting period

The Directors announced an estimated distribution of 0.47 US cents per ordinary unit. The record date was 22 February 2024 and payment date will be 29 February 2024.

The REIT was removed from ASX effective 25 January 2024, in accordance with the Listing Rule 17.11.

On 14 February 2024, the REIT changed its name to US Student Housing Growth & Income Fund.

No other significant events have occurred since the end of the half-year which would impact on the financial position of the REIT as disclosed in the condensed statement of financial position as at 31 December 2023 or on the results and cash flows of the REIT for the half-year ended on that date.

12 Contingent assets and liabilities and commitments

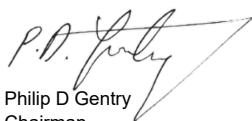
There were no outstanding contingent assets, liabilities or commitments as at 31 December 2023 and 30 June 2023.

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) The condensed financial statements and notes set out on pages 5 to 15 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 REIT's financial position as at 31 December 2023 and of its performance for the half-year ended on that date.
- (b) There are reasonable grounds to believe that the REIT will be able to pay its debts as and when they become due and payable.

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
23 February 2024

INDEPENDENT AUDITOR'S REVIEW REPORT

To the unitholders of US Student Housing REIT

Report on the Half-Year Financial Report

Conclusion

We have reviewed the half-year financial report of US Student Housing REIT (the 'REIT'), which comprises the condensed statement of financial position as at 31 December 2023, the condensed statement of comprehensive income, the condensed statement of changes in equity and the condensed statement of cash flows for the half-year ended on that date, a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial report of the REIT does not comply with the *Corporations Act 2001* including:

- (i) Giving a true and fair view of the REIT's financial position as at 31 December 2023 and of its financial performance for the half-year ended on that date; and
- (ii) Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Financial Report* section of our report. We are independent of the REIT 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 the audit of the annual 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, would be the same terms if given to the directors as at the time of this auditor's review report.

Responsibility of the directors for the financial report

The directors of the Responsible Entity are responsible for the preparation of the half-year 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 half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.



Auditor's responsibility for the review of the financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the REIT's financial position as at 31 December 2023 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

BDO Audit Pty Ltd

BDO
A handwritten signature in blue ink, appearing to read 'Salim Biskri', with a long horizontal flourish extending to the right.

Salim Biskri
Director

Melbourne, 23 February 2024