

DOMUS II

(DOMUS II US, LLC & DOMUS US MULTIFAMILY REAL ESTATE TRUST No. 2)

Quarterly Report Q2-2022**Quarter Highlights**

- ***Continued growth in EGI and NOI at both assets***
- ***Occupancies remain high at 95.8%***
- ***Average Rents increased by 6.3% from Q1.***
- ***Strong tenant demand and an increasingly tight rental market in Arizona***
- ***Ability to lift rents in an inflationary environment with no exposure to rising interest rates***
- ***Highly confident of continuing strong performance into Q3 2022 and beyond.***
- ***Distribution of 2.5% paid for Q2 2022***

The Domus II Portfolio continued to perform to Plan achieving further solid increases in average EGI and NOI of 3.1% and 2.0% respectively in Q2 2022. The financial and operational performance is set out in the tables below. All metrics are in line with or exceed our expectations.

Domus II's strong performance will continue into the foreseeable future underpinned by favorable demographics and strong market fundamentals in Arizona. The ability of large-scale multifamily assets in favorable locations to lift rents in an inflationary environment is evident in the performance of Domus II.

We hope that you will join our live Q2 2022 Investor Briefing and Q&A session via "Zoom" on Tuesday, August 23rd at 4:00 PM Los Angeles time/Wednesday, August 24th at 9:00 AM Sydney time. If you have not received an invite link to the Zoom call, please contact us at invest@geringercapital.com.

Financial Statements for Q2 2022 will be uploaded to the Investor Portal by August 31st, 2022.

Robert D. Geringer

DOMUS US Multi-family
August 15th, 2022

For Inquiries, please contact:

Mr. Andrew Feola
DOMUS US Multifamily
andrew@geringercapital.com
+1 (310) 656-8700

Australian investors, please contact:

Mr. Les Koltai
DOMUS Investment Management (Australia) Pty Ltd
les.koltai@lsglobaladvisors.com
+61 (0) 408 900 344

Effective Gross Income (EGI)

EGI increased by 3.1% across both assets driven by strong tenant demand and market driven rent increases for both new and renewed leases. Total EGI for the Quarter was \$2.0M.

EGI	2022		
	Q1	Q2	Change
Avia 266 Apartments, AZ	\$1,111,187	\$1,151,707	3.6%
Town Center Apartments, AZ	862,083	882,238	2.3%
TOTAL/WEIGHTED AVG	\$1,973,270	\$2,033,945	3.1%

Net Operating Income (NOI)

NOI increased by 2.0% across both assets driven by both rent increases and tight financial controls. Total NOI for the Quarter was \$1.5M.

NOI	2022		
	Q1	Q2	Change
Avia 266 Apartments, AZ	\$830,847	\$850,789	2.4%
Town Center Apartments, AZ	625,513	634,993	1.5%
TOTAL/WEIGHTED AVG	\$1,456,360	\$1,485,782	2.0%

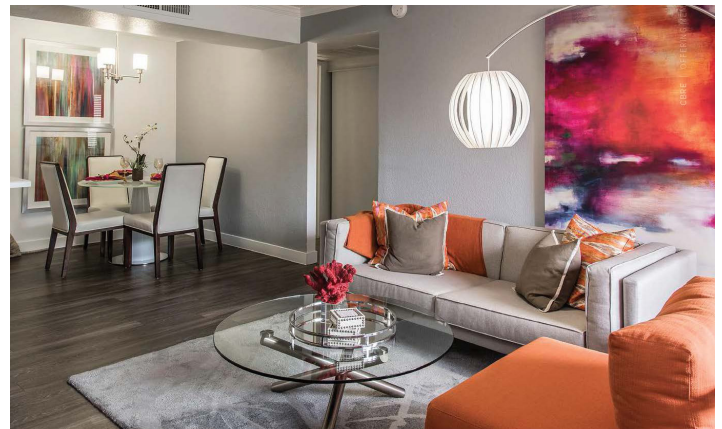
Delinquency / Collections

Collections continue to be strong with delinquencies negligible at both assets underpinned by high quality tenants and a tight rental market.

	2022				
	Q1	Q2	Change in TCD Q1 to Q2 2022	Q2 EGI	Q2 TCD/ EGI %
Avia 266 Apartments, AZ	\$403	\$4,398	\$3,995	\$1,151,707	0.4%
Town Center Apartments, AZ	6,270	7,084	815	882,238	0.8%
TOTAL	\$6,673	\$11,483	\$4,810	\$2,033,945	0.6%



Avia 266 Apartments - Mesa, AZ



Avia 266 Apartments - Mesa, AZ

Occupancy

Occupancy remains above 95% across the Portfolio. Town Center slightly decreased due to tenant turnover.

Occupancy	2022		
	Q1	Q2	Change
Avia 266 Apartments, AZ	98.4%	97.5%	-0.9%
Town Center Apartments, AZ	97.7%	93.2%	-4.5%
TOTAL/WEIGHTED AVG	98.1%	95.8%	-2.4%

Average Rent per Unit

The Weighted Average Rent per unit increased a further 6.3% from Q1 due to strong tenant demand.

Average Rent per Unit	2022		
	Q1	Q2	Change
Avia 266 Apartments, AZ	\$1,199	\$1,260	5.1%
Town Center Apartments, AZ	\$1,444	1,557	7.8%
TOTAL/WEIGHTED AVG	\$1,297	\$1,378	6.3%

Distributions

A distribution of 2.5% was recently paid for Q2 2022 to both US and Australian investors.

We will address the forecast distributions for 2022 in the live Investor Briefing on Tuesday, August 23rd at 4:00 PM Los Angeles time/Wednesday, August 24th at 9:00 AM Sydney time.



Town Center Apartments - Queen Creek, AZ



Town Center Apartments - Queen Creek, AZ