



STUDENT QUARTERS PROPERTY TRUST 2

24 December 2024

Dear Investor

Final Distribution

This is the final update on your investment in the Student Quarters Property Trust 2 (Trust).

The Trustee has now paid the final distribution to your nominated account from the sale of the Student Quarters Property Trust 2 assets and the finalisation of US taxation lodgements, in the amount of **US\$ 0.0174** cents per unit, paid on 19 December 2024.

The distribution represents a refund of US taxes held back to cover final tax liabilities in respect of various US entities associated with the management of Trust assets. The US entities have now been deregistered and we are now confident that all US taxation filings have been finalised and we can conclude the wind up of the Trust.

As part of the wind up process, we will attend to the final Australian taxation lodgements for the Trust, and your units will be cancelled.

You will receive your final tax statement in relation to the income from the Trust for the year ended 30 June 2025 per usual following the end of the financial year, which will be the final correspondence regarding the Trust.

Kind regards

MSC Trustees