

STARLIGHT U.S. MULTI-FAMILY (NO. 1) VALUE-ADD FUND ANNOUNCES SEPTEMBER 2018 DISTRIBUTIONS



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Toronto – September 17, 2018 – Starlight U.S. Multi-Family (No. 1) Value-Add Fund (TSXV: SUVA.A) (TSXV: SUVA.U) (the “Fund”) today announced its September 2018 cash distribution amounts on its outstanding Class A Units, Class C Units, Class D Units, Class E Units, Class F Units, Class H Units and Class U Units (collectively, the “Units”), payable on October 15, 2018 to holders of Units of record at September 28, 2018. The distribution amounts will be as follows:

- C\$0.05000 per Class A Unit, representing approximately C\$0.60 per Unit on an annualized basis;
- C\$0.05000 per Class C Unit, representing approximately C\$0.60 per Unit on an annualized basis;
- C\$0.05000 per Class D Unit, representing approximately C\$0.60 per Unit on an annualized basis;
- US\$0.05000 per Class E Unit, representing approximately US\$0.60 per Unit on an annualized basis;
- C\$0.05000 per Class F Unit, representing approximately C\$0.60 per Unit on an annualized basis;
- C\$0.01667 per Class H Unit, representing approximately C\$0.60 per Unit on an annualized basis less a portion of the cost of the derivative instrument purchased by the Fund to provide the holders of Class H Units with some protection against any weakening of the U.S. dollar as compared to the Canadian dollar on termination and liquidation of the Fund (the “Class H Unit Liquidation Hedge”); and
- US\$0.05000 per Class U Unit, representing approximately US\$0.60 per Unit on an annualized basis.

A wholly-owned subsidiary of Starlight Group Property Holdings Inc., the manager of the Fund, may at its sole discretion, discontinue the Class H Unit Liquidation Hedge in the event that derivative instruments are not available on an economical basis or the manager determines that the continuation of the Class H Unit Liquidation is no longer in the best interests of holders of Class H Units.

About Starlight U.S. Multi-Family (No. 1) Value-Add Fund

The Fund is a limited partnership formed under the *Limited Partnerships Act* (Ontario) for the primary purpose of indirectly acquiring, owning and operating a portfolio of value-add, income producing rental properties in the United States multi-family real estate market. zzz

Neither the TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.

To learn more about the Fund, visit www.starlightus.com or contact:

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