

Condensed Consolidated Interim Financial Statements

**STARLIGHT U.S. MULTI-FAMILY (NO. 4)
CORE FUND**

Three months ended March 31, 2015
(Unaudited)

Starlight U.S. Multi-Family (No. 4) Core Fund is filing the enclosed condensed consolidated interim financial statements in accordance with applicable Canadian securities laws. The enclosed condensed consolidated interim financial statements do not give effect to the completion of Starlight U.S. Multi-Family (No. 4) Core Fund's initial public offering which was completed on April 10, 2015 or the subsequent acquisition of interests in three multi-family properties which were completed on April 10, 2015 and May 7, 2015. See "Subsequent Events".

NOTICE OF NO AUDITOR REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Under National Instrument 51-102 – Continuous Disclosure Obligations, if an auditor has not performed a review of interim financial statements, they must be accompanied by a notice indicating that such financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed interim financial statements of Starlight U.S. Multi-Family (No. 4) Core Fund (the "**Fund**") have been prepared by and are the responsibility of the Fund's management.

The Fund's independent auditor has not performed a review of these condensed consolidated interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND
CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

(In U.S. dollars)

(Unaudited)

	March 31, 2015	December 31, 2014
Assets		
Cash	\$ 20	\$ 20
Partners' equity		
Partners' contributions	\$ 20	\$ 20

Approved by the Board of Directors of Starlight U.S. Multi-Family (No. 4) Core GP, Inc. as general partner for Starlight U.S. Multi-Family (No. 4) Core Fund on May 19, 2015, and signed on its behalf:

(Signed) DANIEL DRIMMER
Director

(Signed) HARRY ROSENBAUM
Director

See accompanying notes to condensed consolidated interim financial statements.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN PARTNERS' EQUITY

(In U.S. dollars)

(Unaudited)

	Partners' Equity
Balance December 31, 2014	\$ 20
Changes during the period:	
Issuance of partnership interests	-
Balance, March 31, 2015	\$ 20

See accompanying notes to condensed consolidated interim financial statements.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND
NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Three months ended March 31, 2015

(in U.S. dollars except as stated)

The Fund is a limited partnership formed under and governed by the laws of the Province of Ontario. The registered office of the Fund is located at 3300 Bloor Street West, West Tower, Suite 1801, Toronto, Ontario. The Fund was established for the primary purpose of indirectly acquiring, owning and operating a portfolio comprised of recently constructed, Class “A” stabilized, income-producing multi-family real estate properties located primarily in Florida.

On December 1, 2014, Starlight U.S. Multi-Family (No. 4) Core GP, Inc., as general partner, made a capital contribution of \$10.00 and owns a 0.01% interest in the Fund and the initial limited partner of the Fund, Daniel Drimmer, subscribed for one limited partnership unit of the Fund for \$10.00.

On March 4, 2015, Starlight U.S. Multi-Family (No. 4) Core Investment L.P. (“**Investment LP**”), a subsidiary of the Fund, was formed pursuant to a limited partnership agreement and registered as a limited partnership under the laws of the Province of Ontario. The limited partner of Investment LP is the Fund and the general partner is Starlight U.S. Multi-Family (No. 4) Investment GP, Inc.

On March 9, 2015, Starlight U.S. Multi-Family (No. 4) Core Holding L.P. (“**Holding LP**”), a subsidiary of the Fund, was formed pursuant to a limited partnership agreement and registered as a limited partnership under the laws of the State of Delaware. The limited partner of Holding LP is Investment LP and the general partner of is Starlight U.S. Multi-Family (No. 4) Core Holding (GP) L.P. (the “**General Partner**”).

On March 12, 2015, Starlight U.S. Multi-Family (No. 4) Core REIT Inc. (“**U.S. REIT**”) was formed pursuant articles of incorporation under the laws of the State of Maryland. The shareholder of the U.S. REIT is Holding LP.

Pursuant to an agency agreement dated March 27, 2015, the Fund and Starlight Investments Ltd. (the “**Manager**”), in its capacity as the manager of the Fund, engaged CIBC World Markets Inc., Scotia Capital Inc., BMO Nesbitt Burns Inc., National Bank Financial Inc., Raymond James Ltd., TD Securities Inc., Dundee Securities Inc., GMP Securities L.P., Canaccord Genuity Corp. and Desjardins Securities Ltd. to offer for sale to the public, pursuant to a final prospectus dated March 27, 2015, a maximum of \$75,000,000 of limited partnership units of the Fund at a price of C\$10.00 per Class A unit, Class D unit, Class F unit, Class H unit and Class C unit and \$10.00 per Class U unit and Class E unit (the “**Offering**”). Costs related to the Offering included agents’ fees of C\$0.525 for each Class A unit, Class D unit and Class H unit, C\$0.225 for each Class F unit, \$0.525 for each Class U unit and Class E unit and no fee for each Class C unit.

On March 27, 2015, the Fund’s limited partnership agreement was amended and restated in order to reflect the terms and provisions of the final prospectus of the Fund, dated March 27, 2015 relating to the Offering.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND
NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Three months ended March 31, 2015

(in U.S. dollars except as stated)

1. BASIS OF PRESENTATION AND CONSOLIDATION

These condensed consolidated interim financial statements of the Fund have been prepared by management in accordance with International Accounting Standards 34, Interim Financial Reporting, as issued by the International Accounting Standards Board (“IASB”). Accordingly, certain information and note disclosure normally included in annual financial statements prepared in accordance with International Financial Reporting Standards, as issued by the IASB, has been omitted or condensed. These condensed consolidated interim financial statements were authorized for issue by the Board of Directors of Starlight U.S. Multi-Family (No. 4) Core GP, Inc., as general partner for the Fund, on May 12, 2015.

As there have been no operations during the period, statements of income and comprehensive income and cash flows have not been prepared. These financial statements are presented in United States dollars, which is the functional currency of the Fund and its subsidiaries. These condensed consolidated interim financial statements have been prepared on a historical cost basis.

2. PARTNERS’ EQUITY

The beneficial limited partnership interest in the net assets and net income of the Fund is held in one class of units. The Fund is authorized to issue an unlimited number of units in the classes as described above.

Each unitholder is entitled to one vote for each unit held. Each unit entitles the holder to the same rights and obligations as a unitholder and no unitholder is entitled to any privilege, priority or preference in relation to any other holder of units.

Carried Interest

After (i) payment of all expenses of Holding LP, Investment LP, and the Fund, (ii) payment of the minimum return of 7% by Holding LP to Investment LP, and (iii) repayment of Investment LP’s invested capital by Holding LP, the General Partner who is related to the Manager, will be entitled to receive 25% of all distributions made by Holding LP (the “**Carried Interest**”).

There is no guarantee at this time that the Carried Interest distribution will be paid and no distribution has been declared by Holding LP. Accordingly, no amount has been recorded as a distribution payable to the general partner of Holding LP.

3. COMMITMENTS

The Fund and the U.S. REIT entered into a management agreement (“**Management Agreement**”) with the Manager dated April 10, 2015. Pursuant to the terms of the Management Agreement, the Manager was appointed as the sole and exclusive manager of the affairs of the Fund to provide the Fund and the U.S. REIT with the strategic, advisory, asset management, property management, leasing, construction management and administrative services necessary to manage the day-to-day operations of the Fund and its properties.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND
NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Three months ended March 31, 2015

(in U.S. dollars except as stated)

3. COMMITMENTS (CONTINUED)

The services to be provided by the Manager under the terms of the Management Agreement include: (i) the structuring of the Fund and its subsidiaries; (ii) liaising with legal and tax counsel; (iii) identifying properties for acquisition; (iv) maintaining ongoing relationships with the lenders in respect of the mortgage loans for the Fund's properties; (v) conducting continuous analysis of market conditions to monitor the Fund's indirect investment in its properties; (vi) advising subsidiaries of the Fund with respect to the disposition of its properties; (vii) providing investor communication and reporting services to the Fund; and (viii) doing all such other acts or things and entering into agreements or documents on behalf of the Fund to seek to achieve the investment objectives of the Fund.

In connection with the provision of the services to be provided by the Manager, the Fund, or a subsidiary of the Fund, will pay the following fees to the Manager:

- (a) A base annual management fee calculated monthly and payable in arrears in an amount that is equal to 0.35% of the sum of: (i) the historical purchase price of the Fund's properties; and (ii) the cost of any capital expenditures in respect of Fund's properties since the date of their indirect acquisition by the Fund, plus an amount equal to the Service Fee (as defined in the Management Agreement); and
- (b) An acquisition fee to be paid in full upon the completion of the purchase of each Fund property and equal to: (i) 1.00% of the purchase price paid by the applicable Fund subsidiary for the purchase of a property on the first \$100,000,000 of properties acquired in each calendar year; (ii) 0.75% of the purchase price paid by the applicable Fund subsidiary for the purchase of a property, on the next \$100,000,000 of properties acquired in each calendar year; and (iii) 0.50% of the purchase price paid by the applicable Fund subsidiary for the purchase of a property, on properties in excess of \$200,000,000 acquired in each calendar year.

4. SUBSEQUENT EVENTS

On April 10, 2015, the Fund completed the Offering for aggregate gross proceeds of \$51,378,997 by issuing limited partnership units comprised of 1,613,422 Class A units, 500,000 Class C units, 1,734,790 Class D units, 795,200 Class E units, 656,950 Class F units, 355,626 Class H units and 458,400 Class U units at a price of C\$10.00 per Class A unit, Class C unit, Class D unit, Class F unit and Class H unit and \$10.00 per Class E and Class U unit. The Fund also issued and sold a further 25,000 Class E units pursuant to a concurrent private placement. In connection to the Offering, agents' fees of \$2,332,503 were incurred. The Class A units and Class U units distributed under the Offering were listed on the TSX Venture Exchange under the symbols SUF.A and SUF.U, respectively, and immediately halted, pending completion of the acquisition of the Fund's first two properties.

STARLIGHT U.S. MULTI-FAMILY (NO. 4) CORE FUND
NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Three months ended March 31, 2015

(in U.S. dollars except as stated)

4. SUBSEQUENT EVENTS (CONTINUED)

On April 10, 2015, the Fund announced that it had successfully completed the acquisition of interests in a portfolio of two properties located in Orlando and Tampa, Florida comprised of 688 multi-family residential units for an aggregate purchase price of \$96,930,000, which was satisfied by way of \$23,966,074 in cash from the proceeds of the Offering and the assumption of mortgages in the principal amount of \$72,963,926.

Grand Cypress and Verano Apartments, the two initial properties acquired by the Fund, were purchased from Starlight Investment Acquisitions LLC, a related party of the Manager. The Fund indirectly acquired a 100% ownership in Grand Cypress Multi-Family Holding LLC, a Delaware limited liability company, which in turn owns 100% of Grand Cypress Acquisition LLC, a Delaware limited liability company and acquired a 100% ownership in Verano Multi-Family Holding LLC, a Delaware limited liability company, which in turn owns 100% of Verano Acquisitions LLC, a Delaware limited liability company.

On April 14, 2015 the Class A units and Class U units resumed trading on the TSX Venture Exchange.

On May 7, 2015, the Fund successfully completed the indirect acquisition of Pure Living Heathrow located in Orlando, Florida, comprised of 252 multi-family residential units for \$44,750,000, which was satisfied by way of \$7,800,000 in cash proceeds from the Offering and new mortgage proceeds in the amount of \$36,950,000.