

1 August 2017

US Masters Residential Property Fund (Fund)

ASX Code: URF

Notice for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth)

Distribution for year ended 30 June 2017

US Masters Residential Property Fund (**Fund**) advises the distribution for the year ended 30 June 2017 of 10 cents per unit.

Following are the taxable components for the distribution for the year ended 30 June 2017. The distribution of 5 cents per unit announced on 26 June 2017 is expected to be paid to unitholders on or around 1 August 2017.

The components of the distribution will be reflected in investors' distribution statements for the year ended 30 June 2017.

Components	Cents per unit	%
Australian sourced income		
Interest	0.00	0%
Other	0.00	0%
Capital gains		
Discount capital gain	0.00	0%
Concession amount	0.00	0%
Other	0.00	0%
Foreign sourced income		
Interest	0.00	0%
Other	0.00	0%
Non-assessable income		
Interest	0.00	0%
Other	0.00	0%
Non-assessable amounts		
Tax-deferred income*	10.00	100%
Total distribution	10.00	100%

*Note that the tax-deferred component is not subject to withholding under Subdivision 12-H of the *Taxation Administration Act 1953 (Cth)*

The Fund considers that it will be a managed investment trust for the purposes of subdivision 12-H of the *Taxation Administration Act 1953 (Cth)* in respect of the year ended 30 June 2017. The following information is provided solely for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953 (Cth)* and should not be used for any other purpose.

For the purposes of section 12-395 of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*, this distribution includes a 'fund payment' amount of nil cents per unit in respect of the year ending 30 June 2017.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders in August 2017.

For further information, contact:

Alex MacLachlan
 1300 454 801