

7 February 2018

ASX Code: URF
US Masters Residential Property Fund (Fund)
Net Asset Value as at 2 February 2018

The weekly estimated unaudited net asset value before withholding tax on unpaid distributions as at 2 February 2018 was \$1.51* per unit on a fully diluted basis.

The Fund is a long-term investor and does not intend to dispose of its total portfolio. If estimated tax at 21% on unrealised portfolio gains or losses were recognised, the weekly estimated unaudited post tax net asset value before withholding tax on unpaid distributions as at 2 February 2018 would be \$1.40* per unit on a fully diluted basis.

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. The independent appraisal and property valuation will be included in the 31 December 2017 full year financial report. Accordingly, the NAV as at 2 February of \$1.51 does not take into account any potential changes to the property portfolio fair value that might arise from that revaluation exercise.

These estimates may not take into account all intra-month accruals, which are incorporated in the monthly NTA updates.

For further information, contact:

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*Source: Walsh & Company Investments Limited – the historical performance is not a guarantee of the future performance of the Portfolio or the Fund.

US Masters Residential Property Fund is the first Australian-listed entity with the primary strategy of investing in the US residential property market. Its portfolio comprises freestanding and multi-dwelling properties in the New York metropolitan area.