

2 May 2018

**ASX Code: URF**  
**US Masters Residential Property Fund (Fund)**  
**Net Asset Value as at 27 April 2018**

The weekly estimated unaudited net asset value before withholding tax on unpaid distributions as at 27 April 2018 was \$1.63\* 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 27 April 2018 would be \$1.50\* per unit on a fully diluted basis. 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.

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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.