



Notification of dividend / distribution

Announcement Summary

Entity name

US MASTERS RESIDENTIAL PROPERTY FUND

Security on which the Distribution will be paid

URFPA - CNT PREF 6.25% PERP SEMI SUB CUM STEP T-01-23

Announcement Type

New announcement

Date of this announcement

Thursday December 20, 2018

Distribution Amount

AUD 3.15000000

Ex Date

Friday December 28, 2018

Record Date

Monday December 31, 2018

Payment Date

Tuesday February 5, 2019

DRP election date

Monday January 7, 2019 17:00:00

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

US MASTERS RESIDENTIAL PROPERTY FUND

1.2 Registered Number Type

ARSN

Registration Number

150256161

1.3 ASX issuer code

URF

1.4 The announcement is

New announcement

1.5 Date of this announcement

Thursday December 20, 2018



1.6 ASX +Security Code

URFPA

ASX +Security Description

CNT PREF 6.25% PERP SEMI SUB CUM STEP T-01-23

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Monday December 31, 2018

2A.4 +Record Date

Monday December 31, 2018

2A.5 Ex Date

Friday December 28, 2018

2A.6 Payment Date

Tuesday February 5, 2019

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount

per +security (in primary currency) for all dividends/distributions notified in this form	Estimated or Actual?
AUD 3.15000000	Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 3.15000000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 3.15000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3D - Preference +security distribution rate details

3D.1 Start date of payment period

Sunday July 1, 2018

3D.2 End date of payment period

Monday December 31, 2018

3D.3 Date dividend/distribution rate is set (optional)**3D.5 Number of days in the dividend/distribution period**

184



3D.6 Dividend/distribution base rate (pa)

6.2500 %

3D.7 Comments on how dividend/distribution base rate is set

3D.8 Dividend/distribution margin

%

3D.9 Comments on how dividend/distribution margin is set

3D.10 Any other rate / multiplier used in calculating dividend/distribution rate

%

3D.11 Comments on how other rate used in calculating dividend/distribution rate is set

3D.12 Total dividend/distribution rate for the period (pa)

6.2500 %

3D.13 Comment on how total distribution rate is set

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

Participation in DRP (i.e. +securities issued)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Monday January 7, 2019 17:00:00

4A.3 DRP discount rate

5.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

End Date

4A.5 DRP price calculation methodology

For more information please refer to the Constitution <https://wcsecure.weblink.com.au/pdf/URF/01932110.pdf>

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No



4A.11 Are there any other conditions applying to DRP participation?

No

4A.12 Link to a copy of the DRP plan rules

<https://www.usmastersresidential.com.au/wp-content/uploads/2018/12/URF-DRF-Dec2018.pdf>

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary