



US Masters Residential Property Fund (Fund)

ASX Code: URF

Strategy and NTA Update – 31 March 2019

Strategy Update

With the progress made towards completing the construction pipeline and with the aim of maximising value for investors and reducing the unit price discount to NTA, the Fund is undertaking a process to consider potential strategic alternatives. The process will consider a range of options including divestment of assets and capital management initiatives.

The URF portfolio, in one of the most densely populated metropolitan areas in the United States, represents a compelling investment proposition. With favourable macro-economic factors such as low unemployment and record job creation, as well as constrained housing supply, the portfolio is well-positioned to benefit from the growing US economy.

There is no assurance that URF will pursue or execute any specific action or transaction as a result of this consideration of strategic alternatives, but the Fund is committed to seeking to reduce the unit price discount to NTA and will advise of the outcome of the process when it is appropriate to do so.

NTA Update

The estimated unaudited net tangible assets before withholding tax on unpaid distributions as at 31 March 2019 was \$1.55* per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the estimated unaudited post-tax net asset value before withholding tax on unpaid distributions as at 31 March 2019 would be \$1.35* per unit.

Property Portfolio Update

During the month, the Fund did not acquire any properties. The Fund closed on the sale of six properties for a total sales price of US\$4,201,000.

*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.