

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investor Update Webinar Presentation

The following presentation will be delivered by webinar at 3pm today.

A copy of the webinar will be available on the Fund's website following the presentation.

For further information contact:

Investor Relations

Ph: 1300 027 055

E: URFInvestorRelations@usmpf.com

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.



US Masters
Residential
Property Fund

Fund and strategy update

14 August 2019

Disclaimer

This presentation is prepared by Walsh & Company Investments Limited (ACN 152 367 649, AFSL 410 433) (Responsible Entity), the responsible entity for the US Masters Residential Property Fund (ARSN 150 256 161) (Fund). The investment manager of the Fund is URF Investment Management Pty Limited (ACN 600 188 805, CAR No. 1009350) (Investment Manager).

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Sales Process

July Sales Highlights



Properties Under Contract



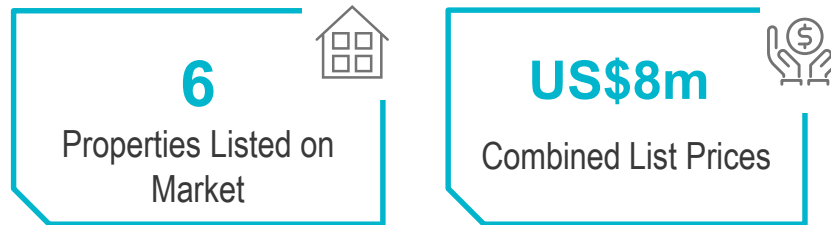
Actively Listed Properties



Notes: (1) Source: Investment Manager, as at 5 August 2019, (2) After accounting for selling costs of approximately US\$73,000 the net result of these two transactions was a 5.72% discount to book value. (3) Properties sold and under contract are located in the New York Premium, Hudson County Workforce and Hudson County Premium segments. (4) Additional properties across Hudson County Workforce, Hudson County Premium, New York Premium and multifamily have been earmarked for sale. (5) If properties are sold one by one, a full program may take 2+ years.

July Sales Update

Properties Listed on Market in July



Properties with Signed Contracts in July (Binding and Non-Binding)



Notes:

Source: Investment Manager, as at 5 August 2019.

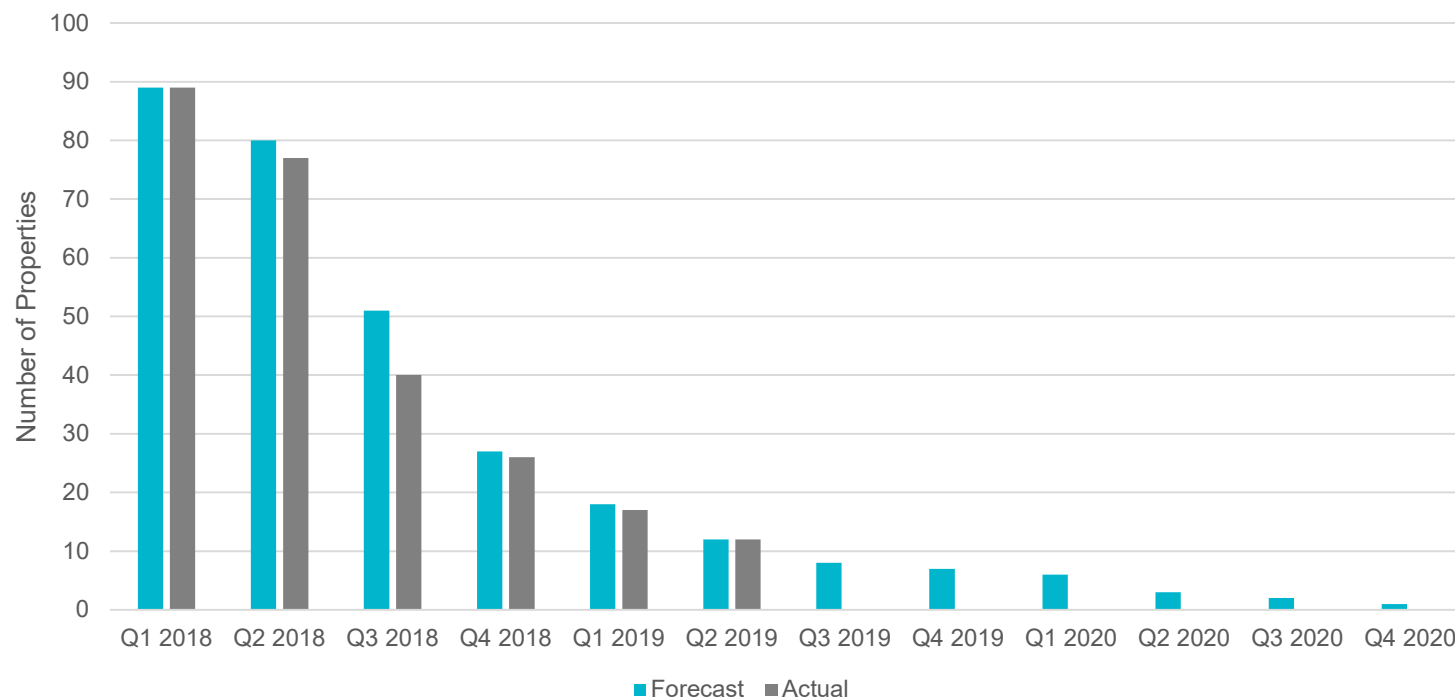
Properties listed on market, in attorney review and under contract are located in the New York Premium, Hudson County Workforce and Hudson County Premium segments.

Additional properties across Hudson County Workforce, Hudson County Premium, New York Premium and multifamily have been earmarked for sale.

Gross proceeds may differ from the listing prices and contract prices, and does not account for selling costs.

If properties are sold one by one, a full program may take 2+ years.

Renovation Pipeline



Notes:
Source: Investment Manager
Forecasts as at 28 August 2017 and actuals as at 30 June 2019
At the end of Q2 2019, there were 12 properties in the renovation pipeline with aggregate estimated construction remaining of \$18.3M
Renovation pipeline forecasts are indicative only, and property renovations may be completed sooner or later than indicated.

Net Asset Value (NAV) Breakdown

ASSETS	\$1,555m	Investment Properties ⁴	Cash	Other
LESS LIABILITIES (excl. tax) ⁵	(\$755m)	Bank debt ⁸	Notes ⁶	Other
LESS CPUs ⁷ (at face value)	(\$199m)	CPUs ⁷		
EQUALS PRE-TAX NAV	\$601m			
LESS DEFERRED TAX LIABILITIES ⁵	(\$78m)			
EQUALS POST-TAX NAV	\$523m			

DIVIDED BY ORDINARY
UNITS OUTSTANDING 377m



**Pre tax
NAV per unit
(\$/unit)**



**Post tax
NAV per unit
(\$/unit)**

Notes: (1) Source: Investment Manager, (2) As at 31 July 2019, (3) NAV excludes selling costs; expectations for selling costs are low single digit percentages for multifamily properties and mid to high single digit percentages for 1-4 family homes, (4) 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 30 June 2019 half year financial report. Accordingly, the post-tax NAV as at 31 July 2019 of \$1.59 per unit does not take into account any potential changes to the property portfolio fair value that might arise from that revaluation exercise, (5) Liabilities excludes deferred tax liabilities. Deferred tax liabilities is the estimated tax obligations which may arise in connection with the realisation and distribution of taxation capital gains associated with its property assets, (6) Notes refer to URFHB and URFHC at face value, (7) CPUs refer to Convertible Step-up Preference Units (ASX: URFPA). For the purpose of calculating the NAV, the above figures assume a cash settlement of the CPUs. No decision has been made regarding the conversion of the CPUs, (8) Bank debt refers to all other borrowings, (9) Past performance is not a reliable indicator of future performance.

For Further Information

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1300 027 055

URFInvestorRelations@usmrpf.com