

22 January 2020

ASX Code: URF
US Masters Residential Property Fund (Fund)
Net Asset Value as at 17 January 2020

The weekly estimated unaudited net asset value (**NAV**) before withholding tax on unpaid distributions as at 17 January 2020 was \$1.08 - \$1.15* per unit.

If estimated tax 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 17 January 2020 would be \$0.95 - \$1.00* per unit.

Calculation of weekly NAV

This weekly unaudited NAV estimate has been calculated by reference to the Fund's most recently published 31 December 2019 estimated unaudited monthly NAV (being \$1.04 - \$1.11 per unit on a pre-tax basis and \$0.91 - \$0.96 per unit on a post-tax basis which applied an AUD:USD foreign exchange rate of 0.7021), adjusting for changes in the AUD:USD foreign exchange rate.

The applicable AUD:USD foreign exchange rate applied in calculating the estimated unaudited NAV as at 17 January 2020 was 0.6879.

Property appraisal process

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. Accordingly, the NAV as at 17 January of \$1.08 - \$1.15 per unit is preliminary, unaudited, and subject to change. The range is provided as a guide, and the final audited independent appraisal and property valuations will be included in the 31 December 2019 full-year financial report, expected to be finalised late February 2020. The Fund undertakes half-yearly property valuations, as such the weekly and monthly NAV estimates do not typically incorporate property valuation changes (except for the full- and half-year financials). The NAV range listed above as at 17 January 2020 does include the preliminary unaudited half-yearly property valuation exercise. This weekly NAV announcement should be read in conjunction with the 31 December 2019 estimated unaudited monthly NAV, and any announcements made during the month.

These estimates may not take into account all intra-month accruals, which are incorporated in the monthly NAV updates. The Fund's tax liability position is recalculated every six months in conjunction with the property appraisal process with the estimated tax liability included in the weekly and monthly NAV adjusted for the

AUD:USD foreign exchange rate. The deferred tax liability that is raised in the Fund's accounts is based on a scenario in which the Fund liquidates the entire portfolio on a one-by-one basis. The actual rate of tax may be lower depending on the structure of the realisation and other criteria and circumstances which can only be determined at a future disposal date.

Authorised for release by Walsh & Company Investments Limited (ACN 152 367 649, AFSL 410 433), the responsible entity of US Masters Residential Property 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.

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