



Update Summary

Entity name

US MASTERS RESIDENTIAL PROPERTY FUND

Security on which the Interest Payment will be paid

URFHC - BOND 7.75% 24-12-21 QLY RED T-12-19

Announcement Type

Update to previous announcement

Date of this announcement

Friday March 6, 2020

Reason for the Update

To provide update on principal component payable.

Additional Information

This is the thirteenth interest payment for the URFHC Notes III issued under the replacement PDS dated 30 January 2017. Please refer to announcement dated 6 March 2020 for further information on the principal component payable and the new principal balance after payment.

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

☒ Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

To provide update on principal component payable.

1.4b Date of previous announcement(s) to this update

Friday February 21, 2020

1.5 Date of this announcement

Friday March 6, 2020

1.6 ASX +Security Code for Interest Payment

URFHC

ASX +Security Description

BOND 7.75% 24-12-21 QLY RED T-12-19

Part 2A - Interest period dates and interest payment details

2A.1 Payment date

Tuesday March 31, 2020

2A.2 +Record Date

Monday March 23, 2020

2A.3 Ex-Date

Friday March 20, 2020

2A.4 First day of payment period

Tuesday December 31, 2019

**2A.5 Last day of payment period**

Monday March 30, 2020

2A.6 Number of days in the payment period

91

2A.7 Interest rate expressed as a per annum rate

7.750000 %

2A.8 Interest rate pro-rated for the number of days in the payment period

1.930000 %

2A.9 Currency in which the interest payment is made ("primary currency")

AUD - Australian Dollar

2A.10 Interest payment amount per +security

\$ 1.93000000

2A.10(i) Comment on how the interest payment amount per security is calculated

Interest payment period begins on and includes 31 December 2019. Interest payment period ends on and excludes 31 March 2020. Interest payment amount per security is calculated using the interest rate pro-rated for the number of days in the payment period multiplied by the face value per note (\$100).

2A.11 Are any of the below approvals required for the interest payment 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 interest payment.

☒ No**2A.12 Is the interest payment franked?**☒ No**2A.13 Is the interest payment payable in the form of +securities rather than cash?**☒ No**2A.14 Does the entity have arrangements relating to currency in which the interest payment is paid to security holders that it wishes to disclose to the market?**☒ No**2A.15 Is there a principal amount payment component payable?**☒ Yes

Part 4 - Further information

4.1 Please provide any further information applicable to this payment

This is the thirteenth interest payment for the URFHC Notes III issued under the replacement PDS dated 30 January 2017. Please refer to announcement dated 6 March 2020 for further information on the principal component payable and the new principal balance after payment.

4.2 URL link to a copy of the prospectus/PDS or further information about the +security<http://www.asx.com.au/asxpdf/20170130/pdf/43fm2prfckjmsk.pdf>



4.3 Additional information for inclusion in the Announcement Summary

This is the thirteenth interest payment for the URFHC Notes III issued under the replacement PDS dated 30 January 2017. Please refer to announcement dated 6 March 2020 for further information on the principal component payable and the new principal balance after payment.