

14 July 2021

ASX Code: URF
US Masters Residential Property Fund (Fund)
Net Asset Value as at 9 July 2021

The weekly estimated unaudited net asset value (**NAV**) before withholding tax as at 9 July 2021 was \$0.64* per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the weekly estimated unaudited post tax net asset value as at 9 July 2021 would be \$0.52* per unit.

Calculation of weekly NAV

This weekly unaudited NAV estimate has been calculated by reference to the Fund's most recent estimated unaudited monthly NAV at 30 June 2021 (being \$0.64 per unit on a pre-tax basis and \$0.52 per unit on a post-tax basis which applied an AUD:USD foreign exchange rate of 0.7498), 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 9 July 2021 was 0.7488.

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. Accordingly, the NAV as at 9 July 2021 of \$0.64 per unit is preliminary, unaudited, and subject to change. The independent appraisal and property valuation will be included in the 30 June 2021 half-year financial report, expected to be finalised late August 2021.

These weekly estimates do not take into account all intra-monthly accruals, which are incorporated in the monthly NAV updates.

Authorised for release by E&P 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: E&P Investments Limited – the historical performance is not a guarantee of the future performance of the Portfolio or the Fund.