

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme

US Masters Residential Property Fund

ACN/ARSN

ARSN 150 256 161

1. Details of substantial holder (1)

Name

Samuel Terry Asset Management Pty Ltd ("STAM") atf Samuel Terry Absolute Return Fund

ACN/ARSN (if applicable)

STAM ACN: 108 611 785

There was a change in the interests of the substantial holder on 16/06/2023

The previous notice was given to the company on 25/05/2023

The previous notice was dated 25/05/2023

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid ordinary shares ("ord UNITS")	89,745,126	11.92%	98,895,620	13.13% (BASED ON 753,124,430 UNITS ON ISSUE)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
25-May-23	Samuel Terry Asset Management Pty Ltd (ACN 108 611 785) as trustee for Samuel Terry Absolute Return Fund (ABN 25 726 649 409)	On-market purchases of ordinary UNITS	0.2796 PER UNIT	485,905 ORD UNITS	485,905
26-May-23	As above	As above	0.2803 PER UNIT	750,000 ORD UNITS	750,000
29-May-23	As above	As above	0.2790 PER UNIT	767,442 ORD UNITS	767,442
30-May-23	As above	As above	0.28 PER UNIT	150,000 ORD UNITS	150,000
31-May-23	As above	As above	0.28 PER UNIT	820,000 ORD UNITS	820,000
1-Jun-23	As above	As above	0.2833 PER UNIT	333,066 ORD UNITS	333,066
2-Jun-23	As above	As above	0.2878 PER UNIT	282,418 ORD UNITS	282,418
5-Jun-23	As above	As above	0.2866 PER UNIT	142,562 ORD UNITS	142,562
6-Jun-23	As above	As above	0.2917 PER UNIT	157,304 ORD UNITS	157,304

7-Jun-23	As above	As above	0.2944 PER UNIT	211,046 ORD UNITS	211,046
8-Jun-23	As above	As above	0.2939 PER UNIT	538,996 ORD UNITS	538,996
9-Jun-23	As above	As above	0.295 PER UNIT	237,978 ORD UNITS	237,978
14-Jun-23	As above	As above	0.2958 PER UNIT	649,039 ORD UNITS	649,039
15-Jun-23	As above	As above	0.2975 PER UNIT	2,866,346 ORD UNITS	2,866,346
15-Jun-23	As above	As above	0.295 PER UNIT	381,228 ORD UNITS	381,228
16-Jun-23	As above	As above	0.295 PER UNIT	377,164 ORD UNITS	377,164

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Samuel Terry Asset Management Pty Ltd (ACN 108 611 785) as trustee for Samuel Terry Absolute Return Fund (ABN 25 726 649 409)	J.P. Morgan Nominees Australia Pty Limited	J.P. Morgan Nominees Australia Pty Limited	Relevant interest deemed under section 608(1) of the Corporations Act 2001 (Cth) (Corporations Act)	98,890,620 ord UNITS	98,890,620
Fred Woollard	Fred Woollard	Fred Woollard	Relevant under s 608(1) of the Corporations Act 2001 (Cth) (Corporations Act)	5,000 ord UNITS	5,000

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Samuel Terry Asset Management Pty Ltd (ACN 108 611 785) as trustee for Samuel Terry Absolute Return Fund (ABN 25 726 649 409)	120B Underwood Street, Paddington NSW 2021
Fred Woollard	PO Box R1743, Royal Exchange 1225
J.P. Morgan Nominees Australia Pty Limited	85 Castlereagh St Sydney 2000

Signature

print name	Ouafaa Karim	capa city	Company Secretary
sign here		date	19/06/2023

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
 - (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
 - (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
 - (4) The voting shares of a company constitute one class unless divided into separate classes.
 - (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
 - (6) Include details of:
 - (any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any a document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or) arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities b to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
 - (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
 - (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
 - (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.
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