

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NAV Update - 31 January 2024

The unaudited net asset value (NAV) before tax as at 31 January 2024 is estimated to be \$0.68 per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the unaudited post-tax NAV as at 31 January 2024 is estimated to be \$0.61 per unit.

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. The updated portfolio valuation will be included in the 31 December 2023 full-year financial report, with release expected by the end of February. Accordingly, this estimated NAV as at 31 January 2024 does not take into account any potential changes to the property portfolio fair value that might arise from that revaluation exercise.

Sales Program Update

During the month of January, the Fund closed on the sale of one asset for US\$635,000, as outlined below.

Location	Sales Price (\$USD Million)	Book Value (\$USD Million)	Transaction Costs (\$USD Million)	GA Loan Repayment (\$USD Million)
Downtown Jersey City	\$0.64	\$0.64	-\$0.03	\$0.00
Total	\$0.64	\$0.64	-\$0.03	\$0.00

As of month end, the Fund had US\$32.1 million in attorney review or under contract, US\$18.1 million of additional inventory listed on the market for sale, as well as US\$23.6 million in the sales pipeline. The Fund's full sales pipeline by segment as at 31 January 2024 is outlined in the table below:

Category	NY Premium (\$USD Million)	NJ Premium (\$USD Million)	NJ Workforce (\$USD Million)	Total
Sales Pipeline	\$15.85	\$6.10	\$1.61	\$23.56
On the Market	\$12.67	\$4.95	\$0.53	\$18.15
Attorney Review or Under Contract	\$15.67	\$12.51	\$3.95	\$32.13
Total	\$44.19	\$23.56	\$6.09	\$73.83

Assets marked as being in attorney review or under contract are likely (but not guaranteed) to close in coming months. The sales pipeline includes properties that will be listed for sale imminently, as well as properties where a tenant has submitted a notice to vacate at the future lease expiration date but has not yet vacated. These vacancy notices are typically submitted 1-2 months before lease expiration. Subject to market conditions, the Fund intends to list these properties for sale once they become vacant.

Capital Management Update

Following the commencement of the Fund's buyback program in July 2022, as at 31 January 2024 the Fund has executed on the purchase of 72,199,331 URF Ordinary units for a total consideration of \$20,868,547. As at 31 January 2024 the Fund has 724,583,600 URF Ordinary Units on issue.

As of 31 January 2024, the Fund has broadly allocated its available capital as outlined in the table below.

Capital Allocation	\$A Million
Cash Balance	\$37.34
Less: Global Atlantic Liquidity Covenant	-\$15.23
Less: Working Capital	-\$7.61
Less: AFSL Cash Reserve Requirement ¹	-\$3.50
Less: Projected RE Internalisation Restructure Costs ²	-\$1.20
Cash Available for Capital Management	\$9.80

Note: AUD/USD spot rate of 0.6568 as at 31 January 2024.

1. Approximate cash reserve required if the internalisation process is to proceed. The internalisation process is ongoing and it is still expected that any proposal to internalise the RE would be available to Unitholders in advance of a general meeting expected to be held towards the end of the second quarter of calendar year 2024. This will be subject to an appropriately licensed company being in place by that time to take on the role of RE for the Fund.
2. Estimated upfront costs associated with the internalisation of the RE, noting point (1) above.

Investors may contact the Investor Relations team at URFInvestorRelations@usmrpf.com or on (03) 9691 6110 with any questions.