

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NAV Update - 31 May 2024

The unaudited net asset value (NAV) before tax as at 31 May 2024 is estimated to be \$0.65 per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the unaudited post-tax NAV as at 31 May 2024 is estimated to be \$0.58 per unit.

The Fund's NAV updates reflect the property values determined as a result of the 31 December 2023 appraisal process. Each monthly NAV update accounts for the operational results of the months since 31 December 2023, as well as asset sales, investor distributions and foreign exchange movements over this time period.

Monthly Sales Update

During the month of May, the Fund closed on the sale of six assets for US\$10.65 million, as outlined below.

Location	Sales Price (\$USD Millions)	Book Value (\$USD Millions)	Transaction Costs (\$USD Millions)	GA Loan Repayment (\$USD Millions)
Clinton Hill	\$4.10	\$3.90	-\$0.09	-\$2.51
Park Slope	\$3.89	\$4.00	-\$0.27	-\$2.30
Greenville	\$1.09	\$1.09	-\$0.08	-\$0.50
Jersey City Heights	\$0.70	\$0.62	-\$0.05	-\$0.34
West Bergen	\$0.88	\$0.85	-\$0.05	-\$0.44
Total	\$10.65	\$10.46	-\$0.54	-\$6.09

Sales Pipeline Update

As of month end, the Fund had US\$45.79 million in attorney review or under contract, US\$17.08 million of additional inventory listed on the market for sale, as well as US\$54.41 million in the sales pipeline.

The Fund's full sales pipeline by segment as at 31 May 2024 is outlined in the table below:

Category	New York Premium (\$USD Millions)	New Jersey Premium (\$USD Millions)	New Jersey Workforce (\$USD Millions)	Total (\$USD Millions)
Sales Pipeline	\$22.38	\$13.98	\$18.05	\$54.41
On the Market	\$4.29	\$9.17	\$3.62	\$17.08
Attorney Review or Under Contract	\$22.82	\$12.25	\$10.72	\$45.79
Total	\$49.49	\$35.40	\$32.39	\$117.28

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.

Source: E&P Investments Limited – the historical performance is not a guarantee of the future performance of the Portfolio or the Fund. Figures may not sum due to rounding.

Authorised for release by E&P Investments Limited (ACN: 152 367 649, AFSL: 410 433), the responsible entity of the Fund.

Level 32, 1 O'Connell Street Sydney NSW 2000 | www.usmastersresidential.com.au | URFInvestorRelations@usmrpf.com | T (03) 9691 6110 | F (03) 9691 6170

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Capital Management Update

Following the commencement of the Fund's buyback program in July 2022, as at 31 May 2024 the Fund has executed on the purchase of 88.0 million URF Ordinary units for a total consideration of \$25.21 million. As at 31 May 2024 the Fund had 708,785,020 URF Ordinary Units on issue.

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

Capital Allocation	\$A Million
Cash Balance	\$43.14
Less: Global Atlantic Liquidity Covenant	-\$15.03
Less: Working Capital	-\$10.02
Less: AFSL Cash Reserve Requirement ¹	-\$3.50
Less: Projected RE Internalisation Restructure Costs ²	-\$1.20
Less: Reserve for On-Market Buybacks	-\$1.28
Cash Available	\$12.11

Note: AUD/USD spot rate of 0.6653 as at 31 May 2024.

1. Approximate cash reserve required if the internalisation process is to proceed. As announced in May ([here](#)), the newly incorporated US Masters Responsible Entity Limited (ACN: 672 783 345) (New Responsible Entity) has been granted an Australian Financial Services Licence from ASIC, and US Masters Residential Property Fund II (ARSN: 676 798 468) (URF II) has been registered as a managed investment scheme.

2. Estimated upfront costs associated with the internalisation of the RE, noting point (1) above.

Internalisation Update

Unitholders are reminded that E&P Investments Limited (**E&PIL**) has released a proposal to replace E&PIL as the responsible entity of the Fund with a newly incorporated and licensed entity, US Masters Responsible Entity Limited (**New Responsible Entity**). The Explanatory Memorandum and Notice of Meeting contain important information about the Proposal. Unitholders should consider the information in all of those documents carefully before deciding how to vote on the resolution. To view the Notice of Meeting, please click [here](#).

Proxy voting is now open for Unitholders, with Unitholders having now received their individual proxy voting details via email or post from the Fund's Unit Register, Boardroom Pty Limited (**Boardroom**). Please ensure that your online lodgement is received no later than 10:00am (Sydney time) on Tuesday 18 June 2024. Voting instructions received after this time will **not** be valid for the scheduled meeting. Should Unitholders have any queries regarding your holding or the upcoming General Meeting, please contact Boardroom on 1300 737 760 (within Australia), +61 2 9290 9600 (outside Australia) or email enquiries@boardroomlimited.com.au.

For those who wish to attend the meeting in person, please be advised that the General Meeting will be held on Thursday 20 June 2024 at 10:00am (Sydney time) at the following physical location:

Level 32
1 O'Connell Street
Sydney NSW 2000

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

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