



US Masters Residential Property Group

ASX Code: URF

Investment and NAV Update - 30 June 2024

The unaudited net asset value (NAV) before tax as at 30 June 2024 is estimated to be \$0.64 per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the unaudited post-tax NAV as at 30 June 2024 is estimated to be \$0.58 per unit.

Responsible Entity Update

On 20 June 2024, US Masters Residential Property Fund (**URF** or **Fund**) held a General Meeting for Unitholders to vote on the Resolutions regarding the Internalisation of the Responsible Entity of the Fund (**Internalisation**). These Resolutions were carried on a poll, and as of 25 June 2024, US Masters Responsible Entity Limited (ACN 672 783 345 | AFSL 553 794) (**New Responsible Entity**) replaced E&P Investments Limited (ACN 152 367 649 | AFSL 410 433) (**E&PIL**) as responsible entity of URF.

The New Responsible Entity will operate URF and its newly stapled trust, US Masters Residential Property Fund II (ARSN 676 798 468) (**URF II**) (together the **Stapled Group** or **Group**) fully independent of any other financial services organisation. Further detail on the Implementation of the Responsible Entity can be found [here](#), and the results of the General Meeting can be found [here](#).

The Stapled Group is in the process of finalizing its half-yearly property portfolio valuation exercise. The updated portfolio valuation will be included in the 30 June 2024 half-year financial report, with release expected by the end of August. Accordingly, this estimated NAV as at 30 June 2024 does not take into account any potential changes to the property portfolio fair value that might arise from that revaluation exercise.

Monthly Sales Update

During the month of June, the Fund closed on the sale of eight assets for US\$13.09 million, as outlined below.

| Location | Sales Price (\$USD Millions) | Book Value (\$USD Millions) | Transaction Costs (\$USD Millions) | GA Loan Repayment (\$USD Millions) |
|----------------------|---------------------------------|--------------------------------|---------------------------------------|---------------------------------------|
| Downtown Jersey City | \$4.64 | \$4.83 | -\$0.21 | -\$3.18 |
| Bedford-Stuyvesant | \$5.28 | \$5.34 | -\$0.42 | -\$4.35 |
| Bergen-Lafayette | \$0.83 | \$0.66 | -\$0.04 | -\$0.52 |
| Bushwick | \$1.40 | \$1.44 | -\$0.11 | \$0.00 |
| Jersey City Heights | \$0.94 | \$0.94 | -\$0.05 | -\$0.52 |
| Total | \$13.09 | \$13.21 | -\$0.82 | -\$8.55 |

Source: E&P Investments Limited (for data before 25 June 2024) and US Masters Responsible Entity Limited (for data after 25 June 2024). The historical performance is not a guarantee of the future performance of the Fund. Figures may not sum due to rounding.

Authorised for release by US Masters Responsible Entity Limited (ACN 672 783 345, AFSL 553 794) as responsible entity for US Masters Residential Property Fund (ARSN 150 256 161) and US Masters Residential Property Fund II (ARSN 676 798 468).

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Sales Pipeline Update

As of month end, the Fund had US\$52.96 million in attorney review or under contract, US\$20.12 million of additional inventory listed on the market for sale, as well as US\$46.66 million in the sales pipeline.

The Fund's full sales pipeline by segment as at 30 June 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 | \$28.42 | \$7.21 | \$11.02 | \$46.66 |
| On the Market | \$4.29 | \$11.68 | \$4.16 | \$20.12 |
| Attorney Review or Under Contract | \$18.53 | \$18.06 | \$16.38 | \$52.96 |
| Total | \$51.24 | \$36.95 | \$31.56 | \$119.74 |

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 30 June 2024 the Fund has executed on the purchase of 91.5 million URF Stapled Securities (previously referred to as URF Ordinary Units) for a total consideration of \$26.21 million. As at 30 June 2024 the Fund had 705,332,850 URF Stapled Securities on issue.

As of 30 June 2024, the Fund has broadly allocated its available capital as outlined in the table below:

| Capital Allocation | \$A Million |
|--|----------------|
| Cash Balance | \$45.55 |
| Less: Global Atlantic Liquidity Covenant | -\$14.99 |
| Less: Working Capital | -\$10.00 |
| Less: AFSL Cash Reserve Requirement (1) | -\$3.50 |
| Less: RE Internalisation Restructure Costs (2) | -\$0.45 |
| Less: Reserved for share buybacks | -\$2.23 |
| Cash Available | \$14.38 |

Note: AUD/USD spot rate of 0.6670 as at 30 June 2024.

1. Approximate cash reserve required by the Stapled Group under the terms of the AFSL.

2. Remaining costs payable with relation to the internalisation of the Responsible Entity of the Fund.

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