



Notification of interest payment & interest rate change

Announcement Summary

Entity name

US MASTERS RESIDENTIAL PROPERTY FUND

Security on which the Interest Payment will be paid

URFHB - BOND 7.75% 24-12-2020 QLY RED T 12-18

Announcement Type

New announcement

Date of this announcement

Friday December 16, 2016

Interest Payment Amount

AUD 1.95000000

Ex Date

Thursday December 22, 2016

Record Date

Friday December 23, 2016

Payment Date

Tuesday January 3, 2017

Additional Information

This is the fifth interest payment for the URFHB Notes II issued under the PDS dated 29 September 2015.

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

US MASTERS RESIDENTIAL PROPERTY FUND

1.2 Registered Number Type

ARSN

Registration Number

150256161

1.3 ASX issuer code

URF

1.4 The announcement is

New announcement



1.5 Date of this announcement

Friday December 16, 2016

1.6 ASX +Security Code for Interest Payment

URFHB

ASX +Security Description

BOND 7.75% 24-12-2020 QLY RED T 12-18

Part 2A - Interest period dates and interest payment details

Interest Rate Calendar Type

Rule 7(2), 7 calendar day

2A.1 Payment date

Tuesday January 3, 2017

2A.2 +Record Date

Friday December 23, 2016

2A.3 Ex-Date

Thursday December 22, 2016

2A.4 First day of payment period

Friday September 30, 2016

2A.5 Last day of payment period

Friday December 30, 2016

2A.6 Number of days in the payment period

92

2A.7 Interest rate expressed as a per annum rate

7.750000 %

2A.8 Interest rate pro-rated for the number of days in the payment period

1.950000 %

2A.9 Currency in which the interest payment is made ("primary currency")

AUD - Australian Dollar

2A.10 Interest payment amount per +security

AUD 1.95000000

2A.10(i) Comment on how the interest payment amount per security is calculated

Interest payment period begins on and includes 30 September 2016. Interest payment period ends on but excludes 31 December 2016. Interest payment amount per security is calculated using the interest rate pro-rated for the number of days in the payment period multiplied by the face value per note (\$100).

2A.11 Are any of the below approvals required for the interest payment before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the interest payment.

No

2A.12 Is the interest payment franked?

No



2A.13 Is the interest payment payable in the form of +securities rather than cash?

No

2A.14 Does the entity have arrangements relating to currency in which the interest payment is paid to security holders that it wishes to disclose to the market?

No

2A.15 Is there a principal amount payment component payable?

No

Part 4 - Further information

4.1 Please provide any further information applicable to this payment

This is the fifth interest payment for the URFHB Notes II issued under the PDS dated 29 September 2015.

4.2 URL link to a copy of the prospectus/PDS or further information about the +security

<http://www.asx.com.au/asxpdf/20150929/pdf/431p02ll8xmgk5.pdf>

4.3 Additional information for inclusion in the Announcement Summary

This is the fifth interest payment for the URFHB Notes II issued under the PDS dated 29 September 2015.