

12 July 2016

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 30 June 2016

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 30 June 2016 was \$1.89* per unit. The 30 June 2016 unaudited net tangible asset value excludes the \$0.05 per unit distribution announced on 23 June 2016.

If estimated tax at 35% on unrealised portfolio gains or losses were recognised, the estimated unaudited post-tax net asset value before withholding tax on unpaid distributions as at 30 June 2016 would be \$1.67 per unit.

The Fund is a long-term investor and does not intend to dispose of its total portfolio, though as part of its ongoing capital management program it will from time to time dispose select properties and generally reinvest the proceeds into the target market.

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. The independent appraisal and property valuation will be included in the 30 June 2016 half-yearly financial report, which the Fund anticipates releasing prior to the end of August 2016. Accordingly, the unaudited net tangible asset value as at 30 June 2016 does not take into account any potential changes to the property portfolio fair value that might arise from the revaluation exercise.

Property Portfolio Update

During the month, the Fund acquired two properties for a total acquisition cost of US\$2.1 million. Please find detailed descriptions of each property on the following pages.

*Source: Walsh & Company Investments Limited – the historical performance is not a guarantee of the future performance of the Portfolio or the Fund.

US Masters Residential Property Fund is the first Australian-listed entity with the primary strategy of investing in the US residential property market. Its portfolio comprises freestanding and multi-dwelling properties in the New York metropolitan area.

ADDRESS: 74 Reservoir Avenue, Jersey City, NJ 07307

REGION: Jersey City Heights



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 2 bed/1 bath
- Apt 2: 2 bed/1 bath
- Approximate land size 2,700 sq ft
- Walk Score®: 90
- Transit Score®: 77

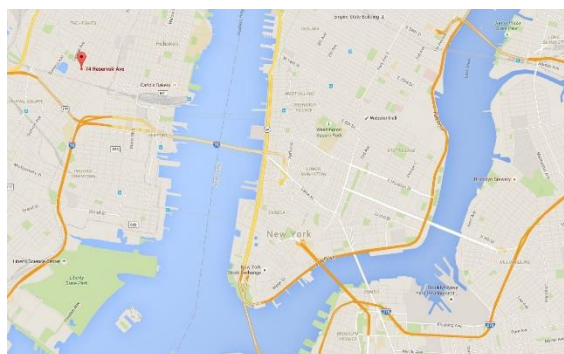
KEY STATISTICS:

Acquisition Date:	30 June 2016
Total Acquisition Cost:	US\$521,154
Est. Monthly Rents:	
- Apt 1	US\$2,395
- Apt 2	US\$2,395
Est. Annual Net Yield:	4.0%

OTHER COMMENTS:

- 74 Reservoir represents the latest addition to the Fund's Jersey City Heights portfolio. Perched on the cliffs overlooking Hoboken and the Manhattan skyline, the Heights is continuously improving from the expansion of local amenities and re-development. Situated on an attractive block down the street from Pershing Field Park, this property's location benefits from convenient transportation options including bus services on nearby Central Avenue and the 2nd Street Lightrail.

LOCATION:



ADDRESS: 804 Lincoln Place, Brooklyn, NY 11216

REGION: Crown Heights



PROPERTY DESCRIPTION:

- 1-family attached
- Apt 1: 5 bed/3 bath
- Approximate land size 2,000 sq ft
- Walk Score®: 97
- Transit Score®: 100

KEY STATISTICS:

Acquisition Date:	30 June 2016
Total Acquisition Cost:	US\$1,545,244
Est. Monthly Rents: - Apt 1	US\$10,995
Est. Annual Net Yield:	4.1%

OTHER COMMENTS:

- Situated on a picturesque block of historic Crown Heights rowhomes, 804 Lincoln is another very exciting acquisition for the Fund. With townhomes on the same block selling for higher prices per square foot, the Fund was able to leverage the condition of this property to secure a very attractive purchase price. Once renovated, the Fund will own an impressive Crown Heights Brownstone that will also benefit from close proximity to some of Brooklyn's best transport options along Eastern Parkway, which makes navigating throughout the city a breeze.

LOCATION:

