

31 December 2025

US Masters Residential Property Group

ASX Code: URF

Amendment to the Term Loan Facility

The Board of Directors is pleased to announce that URF has agreed an amendment to its existing term loan facility (the “**Amendment**”).

Under the terms of the Amendment:

- the interest rate applicable to the term loan will increase from 4.0% per annum to 6.0% per annum, effective 1 January 2026;
- an amendment fee of 0.125% applies to the outstanding principal balance; and
- the maturity date of the term loan has been extended to 31 December 2026.

The Board considers that the Amendment provides the Group with continued capital management flexibility.

All other material terms of the loan facility remain unchanged.

This communication has been prepared and authorised for release by US Masters Responsible Entity Limited (ACN 672 783 345, AFSL 553 794), the responsible entity of the US Masters Residential Property Group.

US Masters Residential Property Group is a listed stapled entity consisting of US Masters Residential Property Fund (ARSN 150 256 161) and US Masters Residential Property Fund II (ARSN 676 798 468). For more information, visit: www.usmastersresidential.com.au

Level 17, 1 Denison Street, North Sydney NSW 2060

E URFInvestorRelations@usmrpf.com | T (03) 9691 6110 | F (03) 9691 6170 | usmastersresidential.com.au

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).