

21 January 2026

US Masters Residential Property Group ASX Code: URF

Repatriation of US Dollars

The URF Board is pleased to announce that US\$40 million of the available cash held by US Masters Residential Property (USA) Fund was repatriated to US Masters Residential Property Fund effective 21 January 2026.

The Directors will make further announcements to URF Securityholders regarding capital management determinations as and when they are made.

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

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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).