



Announcement Summary

Entity name

US MASTERS RESIDENTIAL PROPERTY FUND

Security on which the Distribution will be paid

URF - FULLY PAID UNITS STAPLED SECURITIES

Announcement Type

New announcement

Date of this announcement

5/2/2026

Distribution Amount

AUD 0.1000000

Ex Date

10/2/2026

Record Date

11/2/2026

Payment Date

20/2/2026

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

5/2/2026

1.6 ASX +Security Code

URF

ASX +Security Description

FULLY PAID UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Special

2A.2 The Dividend/distribution:

does not relate to a specific period within the financial year in which it was paid

2A.4 +Record Date

11/2/2026

2A.5 Ex Date

10/2/2026

2A.6 Payment Date

20/2/2026

2A.7 Are any of the below approvals required for the dividend/distribution 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 dividend/distribution.



No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?
Actual

AUD 0.10000000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

No

Part 3B - Special dividend/distribution

3B.1 Is the special dividend/distribution estimated at this time?

No

3B.1a Special dividend/distribution estimated amount per +security

AUD

3B.1b Special dividend/distribution amount per +security

AUD 0.10000000

3B.2 Is special dividend/distribution franked?

No

3B.3 Percentage of special dividend/distribution that is franked

0.0000 %

3B.4 Special dividend/distribution franked amount per +security

AUD 0.00000000

3B.5 Percentage of special dividend/distribution that is unfranked

100.0000 %

3B.6 Special dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.10000000

3B.7 Special dividend/distribution conduit foreign income amount per +security

AUD 0.00000000



Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

Please refer to Distribution announcement dated 5 February 2026 for further information. Regarding 2A.11a, please refer to the announcement dated 3 August 2023 titled "Notice of Suspension of Distribution Reinvestment Plan".

5.2 Additional information for inclusion in the Announcement Summary

[Redacted box]

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