



Announcement Summary

Name of entity

US MASTERS RESIDENTIAL PROPERTY FUND

Announcement type

Update announcement

Type of update

Final buy-back notification

Date of this announcement

2/4/2026

Reason for update

Final buy-back notification

ASX Security code and description of the class of +securities the subject of the buy-back

URF : FULLY PAID UNITS STAPLED SECURITIES

The type of buy-back is:

On market buy-back

Total number of +securities bought back

2,430,717

Total consideration paid or payable for the securities

AUD 869,640.38000

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

US MASTERS RESIDENTIAL PROPERTY FUND

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type

ARSN

Registration number

150256161

1.3 ASX issuer code

URF

1.4 The announcement is

Update/amendment to previous announcement

1.4a Type of update

Final buy-back notification

1.4b Reason for update

Final buy-back notification

1.4c Date of initial notification of buy-back

4/4/2025

1.4d Date of previous announcement to this update

11/11/2025

1.5 Date of this announcement

2/4/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

URF : FULLY PAID UNITS STAPLED SECURITIES



Part 2 - Type of buy-back

2.1 The type of buy-back is:
On market buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

690,882,004

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

Yes

3A.5a Maximum number of securities proposed to be bought back

172,720,501

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Taylor Collison Limited

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

Yes

3B.1a Type of security holder approval required

Ordinary resolution

3B.1b Anticipated date of security holder meeting to approve the buy-back

3/4/2025



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

4/4/2025

3C.3 Proposed buy-back end date

2/4/2026

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

Refer to the Explanatory Memorandum lodged with the ASX on 12 March 2025.

Buy-back notification for US Masters Residential Property Fund (ARSN 150 256 161) and US Masters Residential Property Fund II (ARSN 676 798 468), together form a stapled entity referred to as US Masters Residential Property Group.



Part 5 - Final buy-back notification

For on-market buy-backs, a final buy-back notification must be submitted at least half an hour before the commencement of trading on the business day after the company buys back the maximum number of securities that it wanted or the company decides it will stop buying back securities.

For equal access buy-back schemes, a final buy-back notification must be submitted no later than five business days after the buy-back offer closing date.

For employee share scheme buybacks, selective buy-backs and other buy-backs, a final buy-back notification must be submitted by no later than five business days after the completion of the buy-back.

5.1 Total number of +securities bought back

2,430,717

5.2 Total consideration paid or payable for the securities

AUD 869,640.38000

5.3 Highest price paid

AUD 0.39000000

5.4 Date highest price was paid

4/4/2025

5.5 Lowest price paid

AUD 0.26500000

5.6 Date lowest price was paid

7/11/2025