

US Masters Residential Property Group

ASX Code: URF

Investment and NAV Update - 31 May 2026

The unaudited net asset value (NAV) as of 31 May 2026 is estimated to be \$0.179 per Security.

Monthly Sales Update

During the month of May, the Group closed on the sale of 20 assets for US\$17.51 million. The sales by sub-market in the Group's portfolio are outlined in the table below:

Location	Sales Price ¹ (\$US Millions)	Book Value ² (\$US Millions)	Transaction Costs (\$US Millions)	GA Loan Repayment ³ (\$US Millions)
Bayonne	\$2.20	\$2.00	-\$0.17	-\$0.95
Bedford-Stuyvesant	\$2.50	\$1.97	-\$0.18	-\$1.08
Bergen-Lafayette	\$0.56	\$0.55	-\$0.04	-\$0.29
Crown Heights	\$2.04	\$1.96	-\$0.15	-\$1.15
Downtown	\$2.73	\$2.60	-\$0.24	-\$1.31
Greenville	\$1.74	\$1.64	-\$0.11	-\$0.75
Journal Square	\$1.36	\$1.28	-\$0.08	-\$0.50
North Bergen	\$0.64	\$0.59	-\$0.05	-\$0.24
Secaucus	\$0.57	\$0.55	-\$0.04	-\$0.22
Union-City	\$0.61	\$0.56	-\$0.03	-\$0.25
West Bergen	\$2.58	\$2.40	-\$0.21	-\$0.85
Total	\$17.51	\$16.09	-\$1.30	-\$7.60

Source: US Masters Responsible Entity Limited. The historical performance is not a guarantee of the future performance of the Fund. Figures may not sum due to rounding.

Note 1: There can be a slight timing difference between the closing of a property sale and the receipt of net sales proceeds. Proceeds in respect of property sales at or close to month end may be received in the subsequent month.

Note 2: Book value reflects net realisable value which is fair value less estimated transaction costs.

Note 3: GA Loan Repayment is the amount of loan repayment required under the terms of the facility resulting from sales in the respective location.



Year to Date Sales Update

The Group has closed on the sale of 74 assets for US\$90.02 million between 1 January to 31 May 2026. The sales by sub-market in the Group's portfolio are outlined in the table below:

Location	Sales Price ¹ (\$US Millions)	Book Value ² (\$US Millions)	Transaction Costs (\$US Millions)	GA Loan Repayment ³ (\$US Millions)
Bayonne	\$7.69	\$7.14	-\$0.59	-\$3.18
Bedford-Stuyvesant	\$17.41	\$15.52	-\$1.29	-\$8.81
Bergen-Lafayette	\$1.97	\$1.86	-\$0.14	-\$0.91
Bushwick	\$1.45	\$1.37	-\$0.11	-\$0.85
Crown Heights	\$6.91	\$6.21	-\$0.49	-\$3.56
Downtown	\$7.75	\$7.27	-\$0.61	-\$4.09
Fort Greene	\$4.10	\$3.81	-\$0.34	-\$1.86
Greenville	\$4.80	\$4.43	-\$0.34	-\$2.06
Harlem	\$8.04	\$7.07	-\$0.67	-\$4.05
Jersey City Heights	\$7.49	\$6.96	-\$0.44	-\$3.59
Journal Square	\$6.86	\$6.48	-\$0.44	-\$3.30
Lefferts Garden	\$3.10	\$2.89	-\$0.23	-\$1.74
North Bergen	\$1.30	\$1.20	-\$0.09	-\$0.43
Secaucus	\$0.57	\$0.55	-\$0.04	-\$0.22
Union City	\$0.61	\$0.56	-\$0.03	-\$0.25
West Bergen	\$4.44	\$4.13	-\$0.31	-\$1.62
Williamsburg	\$5.55	\$5.16	-\$0.36	-\$2.76
Total	\$90.02	\$82.61	-\$6.51	-\$43.27

Sales Pipeline Update

The Group's sales pipeline, which represents the entire portfolio, by segment as at 31 May 2026 is outlined in the table below.

Category	New York Premium (\$US Millions)	New Jersey Premium (\$US Millions)	New Jersey Workforce (\$US Millions)	Total Book Value (\$US Millions) ²
Sales Pipeline	\$8.54	\$1.30	\$4.00	\$13.85
On the Market	\$7.36	\$1.48	\$11.41	\$20.25
Attorney Review or Under Contract	\$21.14	\$8.19	\$22.84	\$52.17
Total	\$37.05	\$10.97	\$38.25	\$86.27

Assets marked as being in attorney review or under contract are likely (but not guaranteed) to close in the coming months. The sales pipeline includes properties that will be listed for sale imminently.

Source: US Masters Responsible Entity Limited. The historical performance is not a guarantee of the future performance of the Fund. Figures may not sum due to rounding.

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Note 2: Book value reflects net realisable value which is fair value less estimated transaction costs

Note 3: GA Loan Repayment is the amount of loan repayment required under the terms of the facility resulting from sales in the respective location.

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 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.



Capital Management Update

During the month, the Group made payment of a distribution to Stapled Security holders of 4 cents per security. The accompanying 12-H announcement can be found [here](#).

Following the commencement of the Group's buyback program in July 2022, the Group has purchased 108.33 million URF Stapled Securities (previously referred to as URF Ordinary Units) as of 31 May 2026 for total consideration of \$31.84 million. As of 31 May 2016, there were 688,451,287 URF Stapled Securities on issue. No Stapled Securities were purchased during the month of May.

As a result of property sales during the month, the Group repaid US\$7.6 million of the Global Atlantic Loan Facility (GA Facility) in accordance with the terms of the loan agreement. After the application of Exempt Property payments made in prior periods, the Group's outstanding loan balance as of 31 May 2026 was US\$31.48 million.

As of 31 May 2026, the Group has broadly allocated its available capital as outlined in the table below.

Capital Allocation	\$A Million
Cash balance	\$41.94
<i>Comprised of:</i>	
<i>Cash held in the US</i>	\$33.36
<i>Cash held in Australia</i>	\$8.58
Less: Global Atlantic Liquidity Covenant	-\$13.92
Less: Working Capital	-\$10.46
Less: AFSL Cash Reserve Requirement ¹	-\$3.50
Less: Reserved for security buybacks	-\$1.35
Cash Available for Capital Management Purpose²	\$12.71

Note: AUD/USD spot rate of 0.7185 as at 31 May 2026.

1. Approximate cash reserve required by the Stapled Group under the terms of the AFSL.
2. On 29 May 2026, a distribution of 4 cents per Stapled Security was paid to Stapled Security holders.

Investors may contact the Investor Relations team at URFInvestorRelations@usmprf.com or on (02) 8527 3612.