25 November 2026

US Masters Residential Property Group
ASX Code: URF

Fully Paid Stapled Security Special Distribution

US Masters Responsible Entity Limited (ACN 672 783 345) (**Responsible Entity**), the Responsible Entity for the US Masters Residential Property Group (**URF** or **Group**), is pleased to provide details of a 3.5 cents per Stapled Security special distribution which will be paid from US Masters Residential Property Fund (ARSN 150 256 161) to holders of Stapled Securities:

Distribution:	3.5 cents per Staple Security
Ex-Distribution Date:	Monday, 30 November 2026
Record Date:	Tuesday, 1 December 2026

The Payment/Distribution Date is expected to be on or around Friday, 18 December 2026.

For further information, contact URF Investor Relations: URFInvestorRelations@usmrpf.com

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 (02) 8527 3612 | 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).