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

25/11/2026

Distribution Amount

AUD 0.03500000

Ex Date

30/11/2026

Record Date

1/12/2026

Payment Date

18/12/2026

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

25/11/2026

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

1/12/2026

2A.5 Ex Date

30/11/2026

2A.6 Payment Date

18/12/2026

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

AUD 0.03500000

Estimated or Actual?
Actual

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 0.03500000

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 0.03500000

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 the Distribution announcement dated 25 November 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