

12 December 2014

**US Masters Residential Property Fund**  
**ASX Code: URF**

**URF lodges Replacement Prospectus**

Dixon Advisory & Superannuation Services Limited (**Responsible Entity**), as responsible entity for the US Masters Residential Property Fund (the **Fund** or **URF**), has today lodged a Replacement Prospectus with the Australian Securities & Investments Commission (**ASIC**) for an offer of unsecured notes obligations at \$100 each (URF Notes). URF Notes carry a fixed interest of 7.75% per annum and a maximum maturity of five years from issue.

The offer is for a minimum of \$50 million to \$100 million with the ability to accept oversubscriptions of up to \$50 million (**Offer**). A priority offer of a minimum of \$50 million is being made to Unitholders in URF on the Closing Date of the URF Notes Offer.

The Offer is now scheduled to open at 9am, 17 December 2014 (**Opening Date**) and close at 4pm, 18 December 2014 (**Closing Date**). Potential investors can apply using the Application Form attached to the Replacement Prospectus. Following the opening of the Offer the Responsible Entity will commence processing Applications Forms it has received, no priority will be given to Application Forms received before the Opening Date.

URF Notes are expected to be issued on 24 December 2014 and list on the Australian Securities Exchange on 5 January 2014 (expected ASX Code: URFHA).

The Responsible Entity reserves the right to change the dates of the Offer, close the Offer early and to scale back applications at its sole discretion.

Investors should read the Replacement Prospectus, accompanying this announcement, in full before deciding whether to invest in URF Notes. The full terms of URF Notes are provided in Annexure A of the Replacement Prospectus. Anyone wishing to invest in URF Notes will need to complete the Application Form accompanying the Replacement Prospectus.

For further information contact:  
Alex MacLachlan  
1300 454 801

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The US Masters Residential Property Fund was the first Australian listed entity with the primary strategy of investing in the US residential property market. Its portfolio comprises freestanding and multi-dwelling properties in the New York metropolitan area.

# US Masters Residential Property Fund

ARSN 150 256 161



## UNSECURED NOTES PAYING 7.75% p.a. MATURING 2019 REPLACEMENT PROSPECTUS

Replacement Prospectus for the offer of a minimum of 500,000 URF Notes up to 1,000,000 URF Notes with the ability to accept oversubscriptions of up to 500,000 URF Notes, at an offer price of \$100 per URF Note to raise a minimum of \$50 million up to \$100 million, with the ability to accept oversubscriptions of up to \$50 million.

This Replacement Prospectus is issued by Dixon Advisory & Superannuation Services Limited solely in its capacity as responsible entity for the US Masters Residential Property Fund.

This offer is not underwritten.

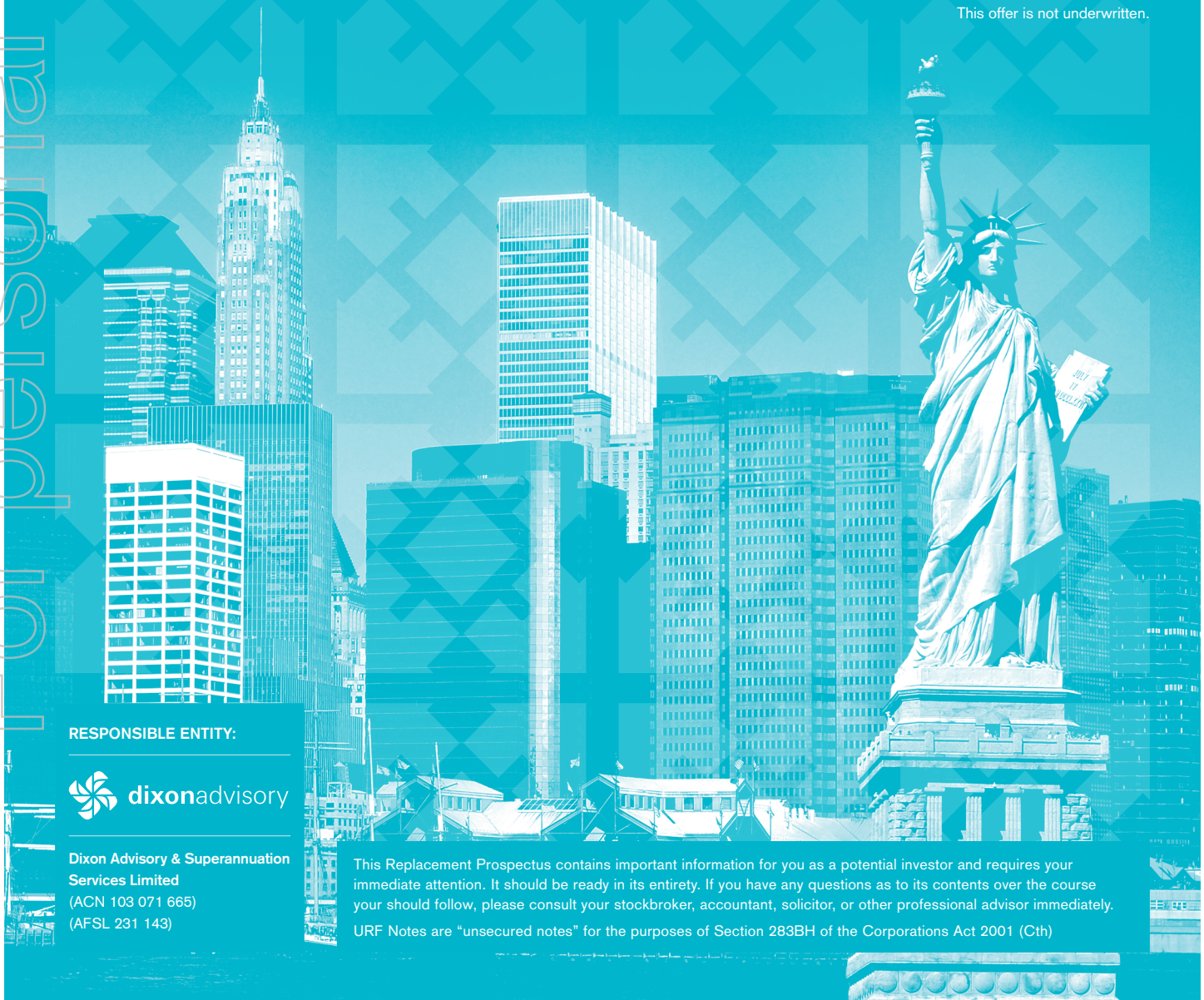
RESPONSIBLE ENTITY:



Dixon Advisory & Superannuation  
Services Limited  
(ACN 103 071 665)  
(AFSL 231 143)

This Replacement Prospectus contains important information for you as a potential investor and requires your immediate attention. It should be read in its entirety. If you have any questions as to its contents over the course you should follow, please consult your stockbroker, accountant, solicitor, or other professional advisor immediately. URF Notes are "unsecured notes" for the purposes of Section 283BH of the Corporations Act 2001 (Cth)

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# Important Notices

This Replacement Prospectus (**Prospectus**) is dated 12 December 2014 and was lodged with the Australian Securities & Investments Commission (**ASIC**) on that date. It replaces the prospectus dated 2 December 2014 (**Original Prospectus**). It is issued by Dixon Advisory & Superannuation Services Limited (ACN 103 071 665) solely in its capacity as responsible entity for the US Masters Residential Property Fund (ARSN 150 256 161) (**Issuer**) and is an invitation to apply for a minimum of 500,000 URF Notes up to 1,000,000 URF Notes with the ability to accept oversubscriptions of up to 500,000 URF Notes, at an offer price of \$100 per URF Note to raise a minimum of \$50 million up to \$100 million, with the ability to accept oversubscriptions of up to \$50 million.

URF Notes are "unsecured notes" for the purposes of Section 283BH of the Corporations Act, 2001 (Cth).

The Issuer is issuing the URF Notes as responsible entity for US Masters Residential Property Fund (**URF**). If Dixon Advisory & Superannuation Services Limited (**Dixon**) ceases to be the responsible entity of URF, it ceases to have any obligation in relation to the URF Notes. Furthermore, under the terms of issue of the URF Notes:

- Dixon is not liable to pay or satisfy any obligations in relation to the URF Notes except out of the assets of URF against which the Issuer is actually indemnified, and the URF Note Trustee and URF Noteholders may only enforce their rights against the Dixon only to the extent of the Issuer's right of indemnity;
- if any of the URF Note Trustee and URF Noteholder do not recover all money owing to it arising from non-performance of obligations by the Issuer, it may not seek to recover the shortfall by bringing proceedings against Dixon in its personal capacity;
- the URF Note Trustee and each URF Noteholder have no rights to recover from Dixon in its personal capacity in respect of any loss or damage that they suffer as a result of a breach by or non-performance by the Dixon of its obligations in relation to URF Notes which cannot be satisfied out of the assets of URF of which Dixon is actually indemnified.

However, if the liability of Dixon is not fully satisfied out of the assets of URF, then Dixon is liable to pay out of its own funds the unsatisfied amount of that liability, but only to the extent of the total amount, if any, by which the assets of URF have been reduced by reason of fraud, gross negligence or breach of trust by the Issuer in the performance of its duties as responsible entity of URF.

None of ASIC, ASX Limited (**ASX**) or their respective officers take responsibility for the contents of this Prospectus.

**This document is important and requires your immediate attention. It should be read in its entirety. You may wish to consult your professional advisor about its contents.**

No URF Notes will be issued on the basis of this Prospectus after the expiry date, being the date 13 months after the date of this Prospectus.

## ASX Listing

The Issuer will apply within seven days after the date of this Prospectus for quotation of the URF Notes on ASX.

The fact that ASX may quote the URF Notes is not to be taken in any way as an indication of the merits of the Issuer. Neither the ASX, nor its officers take any responsibility for the contents of this Prospectus. If granted admission to the ASX, quotation will commence as soon as practicable after holding statements are dispatched.

The Issuer does not intend to issue any URF Notes unless and until permission has been granted for the URF Notes to be quoted on the ASX on terms acceptable to the Issuer. If permission is not granted for the URF Notes to be quoted before the end of three months after the date of this Prospectus or a longer period permitted by the Corporations Act or with the consent of ASIC, all Application Monies received under the Prospectus will be refunded without interest to Applicants in full within the time prescribed by the Corporations Act.

## Documents Relevant to the Offer

In addition to this Prospectus, the following documents are relevant to the Offer and can be obtained from:

<http://usmastersresidential.com.au/announcements.htm>:

- The full terms of the URF Notes (see also Appendix A to this Prospectus);
- The Trust Deed (see Section 5.4 for a summary).

In addition to reading this Prospectus in full, it is important you read these documents in full before making a decision to invest in URF Notes.

## Investment Decision

Applicants should read this Prospectus in its entirety before deciding to apply for URF Notes. This Prospectus does not take into account your individual investment objectives, financial situation or any of your particular needs. You should seek independent legal, financial and taxation advice

before making a decision whether to invest in the Issuer.

An investment in URF Notes carries risks that could affect their performance, including loss of investment and income. The Issuer does not guarantee the market price of URF Notes nor any particular rate of return. An outline of some of the risks that apply to an investment in the Issuer is set out in Section 3. You are urged to consider this Section of the Prospectus carefully before deciding to apply for URF Notes.

#### **Exposure Period**

The Corporations Act prohibits the Issuer from processing Applications to subscribe for URF Notes under this Prospectus in the seven day period after the date of the lodgement of the Original Prospectus and this period was extended by ASIC for a further seven days (**Exposure Period**). This period is to enable this Prospectus to be examined by market participants prior to the raising of funds. The examination may need to be dealt with in accordance with Section 724 of the Corporations Act. Applications received during the Exposure Period will not be processed until after expiry of that period. No preference will be conferred on Applications during the Exposure Period.

#### **Disclaimer**

No person is authorised to give any information or make any representation in connection with the Offer which is not contained in this Prospectus. Any information or representation not so contained or taken to be contained may not be relied on as having been authorised by the Issuer in connection with the Offer.

Except as required by law, the Issuer does not intend to update or revise forward looking statements or to publish prospective financial information in the future, regardless of whether new information, future events or any other factors affect the information contained in this Prospectus.

The Issuer and the URF Note Registrar disclaim all liability, whether in negligence or otherwise, to persons who trade URF Notes before receiving their holding statement.

#### **Responsibility Statement by URF Note Trustee**

The URF Note Trustee, being Australian Executor Trustees Limited:

- has not authorised or caused the issue, submission, dispatch or provision of this Prospectus and does not make any statement or purport to make any statement in this Prospectus or any statement on which a statement in this Prospectus is based;
- nor any of its directors, employees, officers, affiliates, agents, advisors, intermediaries or related bodies corporate (each a "related person") assume any responsibility for the accuracy or completeness of any information contained in this Prospectus;

- to the maximum extent permitted by law expressly disclaims all liability in respect of, makes no representation or any statement regarding, and takes no responsibility for, any part of this Prospectus, or any statements in, or omissions from this Prospectus, other than the references to its name and the statements(s) and/or reports(s) (if any) specified below and included in this Prospectus with its written consent;
- has given, and has not, before the lodgement of this Prospectus with ASIC withdrawn, its written consent to be named in this Prospectus in the form and context in which it is named;
- does not, nor does any related person, make any representation as to the truth and accuracy of the contents of this Prospectus;
- has relied on the Issuer for the accuracy of the contents of this Prospectus; and
- does not, nor does any related person, make any representation or warranty as to the performance of URF Notes or the payment of interest or the redemption of URF Notes.

The interest payments on the URF Notes are obligations of the Issuer and are not guaranteed by the URF Note Trustee or any of its directors, employees, officers, affiliates, agents, advisers, intermediaries, related body corporate or any other entity.

The obligation to redeem URF Notes in accordance with their terms is a direct obligation of the Issuer. Neither the URF Note Trustee nor any of its directors, employees, officers, affiliates, agents, advisers, intermediaries, related body corporate or any other entity guarantees the redemption of or prepayment of any principal under the URF Notes.

The URF Note Trustee is not responsible for monitoring the Issuer's compliance with the Trust Deed nor the Issuer's business.

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### **Forward Looking Statements**

This Prospectus contains forward looking statements, which are identified by words such as “may”, “could”, “believes”, “estimates”, “expects”, “intends” and other similar words that involve risks and uncertainties. Forward looking statements are not based on historical facts, but are based on current expectations of future results or events. These forward looking statements are subject to risks, uncertainties and assumptions which could cause actual results or events to differ materially from the expectations described in such forward looking statements. While the Issuer believes that the expectations reflected in the forward looking statements in this Prospectus are reasonable, no assurance can be given that such expectations will prove to be correct. The risk factors set out in Section 3, as well as other matters as yet not known to the Issuer or not currently considered material by the Issuer, may cause actual results or events to be materially different from those expressed, implied or projected in any forward looking statements. Any forward looking statement contained in this Prospectus is qualified by this cautionary statement.

### **Obtaining a Copy of this Prospectus**

A paper copy of this Prospectus is available free of charge in Australia by calling 1300 454 801 from 8.30am until 5.00pm (AEDST) Monday to Friday during the Offer Period.

This Prospectus is also available to Australian resident investors in electronic form at the Fund's website:

<http://www.usmastersresidential.com.au>. The Offer constituted by this Prospectus in electronic form is available only to Australian residents accessing the website from Australia. It is not available to persons in the United States. Persons who access the electronic version of this Prospectus should ensure that they download and read the entire Prospectus.

Applications for URF Notes may only be made on the Application Form attached to or accompanying this Prospectus. By making an Application, you declare that you were given access to this Prospectus, together with an Application Form. The Corporations Act prohibits any person from passing the Application Form on to another person unless it is attached to, or accompanied by, this Prospectus in its paper copy form or the complete and unaltered electronic version of this Prospectus.

### **Glossary of terms**

Defined terms and abbreviations included in the text of this Prospectus are set out in the Glossary in Section 7.

A reference to \$ or dollars in this Prospectus is a reference to Australian currency. A reference to time in this Prospectus is a reference to AEDST time unless otherwise stated.

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# ASIC Guide for Retail Investors

ASIC has published a guide for retail investors who are considering investing in bonds called “Investing in corporate bonds?” (**ASIC Guide**), which raises issues that may be relevant to your consideration of URF Notes. A free copy of the ASIC Guide can be obtained from ASIC’s website at [www.moneySMART.gov.au/publications](http://www.moneySMART.gov.au/publications).

Investments in URF Notes are debt securities of the Issuer and may be affected by ongoing performance, financial position and solvency of the Issuer. URF Notes are not deposit liabilities or protected accounts under the Banking Act.

## **Where can I obtain further information about the Issuer and URF Notes?**

You should focus on the financial position of the Issuer when deciding to invest in URF Notes.

The Issuer is a disclosing entity for the purposes of the Corporations Act. As a result, the Issuer is subject to regular reporting and disclosure obligations under the Corporations Act and immediately (subject to certain exceptions) if it becomes aware of information that a reasonable person would expect to have a material effect on the price or value of its securities.

Copies of documents lodged with ASIC and ASX can be obtained from, or inspected at, an ASIC office and can also be obtained from [www.asx.com.au](http://www.asx.com.au).

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# Key Offer information

## Key dates

Lodgement of Prospectus with ASIC	12 December 2014
Expected open of Offer (9:00am AEDST)	17 December 2014
Expected close of Offer (4:00pm AEDST)	18 December 2014
Issue and allotment of URF Notes	24 December 2014
Expected despatch of holding statements	24 December 2014
Trading of URF Notes expected to commence on ASX	5 January 2015

Note: This timetable is indicative only and subject to change. Unless otherwise indicated, all times are references to AEDST time. The Issuer reserves the right to vary the dates and time of the Offer, including to close the Offer early or to accept late Applications, either generally or in particular cases without notification.

## Key dates for URF Notes

First interest payment <sup>1</sup>	31 March 2015
Estimated maturity date	24 December 2019 being the 5th anniversary of the Issue Date

1. Interest is scheduled to be paid on the quarterly interest payment dates (31 March, 30 June, 30 September and 31 December each year) until all URF Notes have been Redeemed. If any of these scheduled dates is not a Business Day, then the payment will be made on the next Business Day, unless the scheduled date is 30 June in which case the payment will be made on the immediately preceding Business Day. If a payment is postponed until the next Business Day or brought forward to the preceding Business Day, there is no adjustment to the amount of the Interest payable.

## Key Offer statistics

Offer price per URF Note	\$100
Minimum number of URF Notes to be issued under the Offer	500,000 URF Notes
Total maximum number of URF Notes available under the Offer (excluding oversubscriptions)	1,000,000 URF Notes plus any oversubscriptions up to 500,000 URF Notes
Total number of URF Notes on issue following the Offer including oversubscriptions <sup>1</sup>	1,500,000 URF Notes
Minimum gross proceeds raised under the Offer	\$50 million
Maximum gross proceeds raised under the Offer	\$100 million plus up to \$50 million of oversubscriptions

1. The maximum number of URF Notes that may be issued under this Offer relates to this Offer only. The Issuer may issue further URF Notes at a later date in excess of this maximum where the Issuer reasonably believes target leverage ratios are consistent with the Fund's investment strategy at the time of issue.

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# Chairman's letter

12 December 2014

Dear Investor,

## The Offer

On behalf of the board of Dixon Advisory & Superannuation Services Limited (**Responsible Entity**) as responsible entity for the US Masters Residential Property Fund (**URF or the Fund**), I am pleased to invite you to subscribe for unsecured notes being issued by the Responsible Entity solely in its capacity as responsible entity for the US Masters Residential Property Fund (**URF Notes**).

The URF Notes carry an annual interest rate of 7.75%, payable quarterly and in arrears with a maturity of five years.

Under this Prospectus, the Issuer is offering a minimum of 500,000 URF Notes up to 1,000,000 URF Notes with the ability to accept oversubscriptions of up to 500,000 URF Notes. Under this Prospectus, URF Notes are offered at \$100 per URF Note to raise a minimum of \$50 million up to \$100 million, with the ability to accept oversubscriptions up to \$50 million. The proceeds of the Offer will be used primarily to provide additional capital for the Fund to fund its investment strategy including the renovation of properties and acquisition of new properties, to provide working capital and to pay the costs of the Offer. The proceeds may also be used to pay Interest on the URF Notes.

The Offer is being made to Australian investors only. The Responsible Entity, on behalf of the Fund, has allocated a minimum priority Offer of \$50 million to Applicants who are Unitholders at 7:00pm AEDST on the Closing Date.

The US Masters Residential Property Fund was established in June 2011 by the Dixon Advisory Group and is listed on the Australian Securities Exchange (**ASX**). At 1 December 2014, the market capitalisation of URF was approximately \$540 million, with 30 June 2014 consolidated total assets of \$527 million and net assets of \$404 million.

The Fund was established to seek to take advantage of the significant drop in home prices that occurred during the US housing collapse of 2006 to 2011 by investing in freestanding and multi-tenant houses in the New York metropolitan area, specifically in Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York. The Fund has an integrated business model, with a successful strategy of acquiring properties at attractive valuations, renovating the properties to high standards, and professionally leasing and managing the properties for rental income and long term capital growth.

Since its establishment, the Fund, through its controlled entities, has built a portfolio of New York metropolitan area residential housing and apartments, consisting of 2,050 housing units across 545 freestanding houses and 27 apartment buildings. The Fund is the only listed fund that invests exclusively in New York metropolitan area freestanding and multi-tenant residential housing.

The Fund is continuing to develop its property portfolio with a focus on acquisition and renovation and as such is not currently generating sufficient operating cashflow to cover pay all Interest on the URF Notes or Redeem the URF Notes. The Fund is expected to continue to experience net cash outflows in the short term as it continues the development and renovation of properties. See Section 2.3 for details.

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Detailed information about the Offer and financial and operating performance of the Issuer is set out in this Prospectus. A detailed description of the key risks associated with an investment in the Issuer is provided in Section 3. I encourage you to read the Prospectus carefully and in its entirety before making your investment decision. These risks include the risk that the Fund may have insufficient funds to pay Interest on, or repay the Face Value of, the URF Notes when these fall due and that while URF Notes may be quoted on ASX, the liquidity of the URF Notes may be low and holders may not be able to sell the URF Notes on the ASX at an acceptable price or at all.

On behalf of the Board, I invite you to consider this new investment opportunity.

Yours sincerely



**Daryl Dixon**  
**Chairman of the Responsible Entity**  
**Dixon Advisory & Superannuation Services Limited**

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## 1. Offer Summary

This is a summary only. This Prospectus should be read in full before making any decision to apply for URF Notes. The following is an overview of the Issuer, key terms of the URF Notes and key benefits and risks of investing in URF Notes. Detailed information is provided in the following sections of this Prospectus and it is important that you read this Prospectus, the Terms and Trust Deed in full before deciding to invest in URF Notes. If you have any questions, you should seek advice from your financial advisor or other professional advisor before deciding to invest.

The full Terms are contained in Annexure A. Rights and liabilities attaching to URF Notes may also arise under the Corporations Act, ASX Listing Rules and other applicable laws.

### Overview of the Issuer and URF Notes

Question	Answer	More Information
Who is the Issuer?	<p>Dixon Advisory &amp; Superannuation Services Limited (ACN 103 071 665) solely in its capacity as responsible entity for the US Masters Residential Property Fund (ARSN 150 256 161).</p> <p>US Masters Residential Property Fund (<b>URF</b> or the <b>Fund</b>) is a listed registered managed investment scheme that invests indirectly in residential property located in the United States of America.</p> <p>As at 30 June 2014, URF had consolidated total assets of \$527 million and consolidated net assets of \$404 million. In respect of the six months ended 30 June 2014 URF earned a consolidated net profit before tax of \$2.6 million. The Fund generated net cash outflows (from investing, \$99 million, and operating, \$6.1 million) of approximately \$105 million in the six months ended 30 June 2014, as it continued to invest in properties.</p>	
What are the URF Notes?	The URF Notes are interest bearing unsecured notes issued by the Issuer.	Annexure A
What is the Offer size?	A minimum of 500,000 URF Notes up to 1,000,000 URF Notes with the ability to accept oversubscriptions of up to 500,000 URF Notes. Under this Prospectus, URF Notes are offered at an offer price of \$100 per URF Note to raise a minimum of \$50 million up to \$100 million, with the ability to accept oversubscriptions of up to \$50 million.	Section 6.1
What is the priority Offer?	The Responsible Entity, on behalf of URF, has allocated a minimum priority Offer of \$50 million to Applicants who are Unitholders in the Fund at 7:00pm AEDST on the Closing Date.	Section 6.1
What will the proceeds of the Offer be used for?	<p>The proceeds of the Offer will be used to:</p> <ul style="list-style-type: none"> <li>➤ Provide additional capital to URF to fund its investment strategy, including the development and renovation of Portfolio assets and the acquisition of further Portfolio assets;</li> <li>➤ Pay the costs of the Offer; and</li> <li>➤ Provide working capital at the Fund and US Masters Residential Property (USA) Fund (<b>US REIT</b>) level and to service URF Notes, as required.</li> </ul> <p>It is not anticipated that the funds raised under the Offer will</p>	Section 2.8

Question	Answer	More Information
	be applied specifically to pay distributions to Unitholders. However, access to the proceeds of the Offer will enable cash derived from other sources (for example rental income or the proceeds of debt funding at the US REIT level), to be applied to other purposes, including the payment of distributions, and the issue of URF Notes might therefore assist in the payment of distributions to Unitholders.	
What is the face value of the URF Notes?	The initial Face Value of URF Notes will be \$100 but may be reduced by partial early Redemption payments.	Annexure A
What is the term of URF Notes and when will they mature?	The term of the URF Notes is 5 years from the Issue Date. Based on the current timetable, the expected Maturity Date is 24 December 2019.	Annexure A
What is the Interest rate of URF Notes and when will it be paid?	URF Notes will pay a fixed rate of Interest until maturity or Redemption, based on the outstanding Face Value, of 7.75% per annum.  Interest payments will be made quarterly. The first Interest Payment Date for URF Notes being on 31 March 2015.	Annexure A
When can the URF Notes be redeemed prior to the Maturity Date?	The URF Notes can be Redeemed prior to the Maturity Date in the following situations: <ul style="list-style-type: none"> <li>➤ the Issuer is entitled to choose to Redeem or partially repay URF Notes on the First Call Date (being the 3<sup>rd</sup> anniversary of the Issue Date) and/or any Interest Payment Date after the First Call Date;</li> <li>➤ if a Tax Event or Change of Control Event occurs, the Issuer may elect to fully (but not partially) Redeem all of the URF Notes; and</li> <li>➤ if an Event of Default occurs and while it is subsisting, the URF Note Trustee may require all of the URF Notes to be fully (but not partially) Redeemed. The URF Note Trustee must require all of the URF Notes to be fully (but not partially) Redeemed if an Event of Default occurs and is subsisting, it is so directed by a Special Resolution, it is indemnified to its reasonable satisfaction and is not restricted or prohibited from taking such action by any court order or any applicable law.</li> </ul>	Annexure A
When can the Issuer choose to redeem or partially repay URF Notes?	The Issuer may choose to Redeem all, or make a partial payment on all, of the URF Notes on the First Call Date and/or any Interest Payment Date after the First Call Date. The First Call Date is the 3 <sup>rd</sup> anniversary of the Issue Date.  Any partial repayment will reduce the outstanding Face Value of URF Notes and will be paid to URF Noteholders on a pro-rata basis on the relevant record date. There is no early repayment premium in relation to URF Notes.  On the Redemption Date, you will receive: <ul style="list-style-type: none"> <li>➤ Face Value; plus</li> </ul>	Annexure A

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Question	Answer	More Information
	<ul style="list-style-type: none"> <li>➤ a final payment of Interest for the period from (and including) the preceding Interest Payment Date to (but excluding) the Redemption Date.</li> </ul> <p>Investors should also refer to the circumstances where the Issuer has the option, but is not required, to Redeem all of URF Notes from the Issue Date.</p>	
<p>From the Issue Date, what other circumstances can allow the Issuer to elect to redeem all URF Notes?</p>	<p>The Issuer has the option to Redeem all URF Notes, from the Issue Date:</p> <ul style="list-style-type: none"> <li>➤ if a Tax Event occurs; or</li> <li>➤ if a Change of Control Event occurs.</li> </ul> <p>On the Redemption Date, you will receive:</p> <ul style="list-style-type: none"> <li>➤ Face Value; plus</li> <li>➤ a final payment of Interest for the period from (and including) the preceding Interest Payment Date to (but excluding) the Redemption Date.</li> </ul>	Annexure A
<p>Will the URF Notes be rated?</p>	<p>It is not anticipated that URF Notes will receive a credit rating from any rating agency.</p>	
<p>Where will URF Notes rank in the Fund's debt structure?</p>	<p>URF Notes are unsecured liabilities and will effectively rank, in an Insolvency Event (for example, if a liquidator is appointed to wind up URF):</p> <ul style="list-style-type: none"> <li>➤ behind senior debt;</li> <li>➤ behind unsecured creditors preferred by law;</li> <li>➤ pari passu (the same as) other unsecured creditors of the Issuer; and</li> <li>➤ ahead of ordinary units in URF.</li> </ul> <p>At 30 June 2014 URF had no debt. However, taking account of its controlled entities, URF had \$79.6 million of consolidated debt (excluding capitalised debt raising costs) and an additional \$62.6 million of debt in its joint venture investments (URF proportional interest only). Post 30 June 2014 increased its consolidated debt by \$44.3 million (based on 30 June 2014 exchange rates).</p> <p>If at any time an Insolvency Event occurs in relation to the Fund, any amount owing to URF Noteholders will only be paid after all amounts owing to all other creditors ranking ahead of URF Noteholders have been paid. While debt has been incurred by its controlled entities (see above), at the date of this Prospectus the Issuer had no debt incurred directly by URF (as opposed to debt incurred through its controlled entities). Therefore, at the date of this Prospectus, no debt at the Issuer level ranks in priority to the debt owing to URF Noteholders.</p> <p>However, as your claim is only against the Issuer, it is only recoverable out of the assets of the Issuer, being the Issuer's investments in its controlled entities and any cash it might hold. Accordingly, any debt or liabilities of these controlled entities will effectively rank ahead of your claim in</p>	

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Question	Answer	More Information
	relation to the ability to recover your claim from the assets of those controlled entities.	
Can URF change its borrowing policy?	<p>The Fund's current borrowing policy is outlined in Section 2.13 of this Prospectus.</p> <p>The Responsible Entity, on behalf of the Fund, currently intends to seek an ordinary resolution of URF Noteholders should there be any material change to its borrowing policy that may adversely impact on the Fund's ability to redeem the URF Notes.</p>	Section 2.13
ASX quotation	<p>The Issuer will apply for quotation of URF Notes on ASX. It is expected that URF Notes will be quoted under ASX code "URFHA".</p> <p>Completion of the Offer is conditional on ASX approving this application.</p>	
How will payments on the URF Notes be funded?	<p>The Responsible Entity will adopt a disciplined approach to managing the financial affairs of the Issuer and meeting its obligations under the URF Notes.</p> <p>Interest payments are expected to be funded through one or more of the following means:</p> <ul style="list-style-type: none"> <li>➤ utilising operating income, including distributions from US REIT in turn sourced from operating income and refinancing;</li> <li>➤ investing surplus cash in interest bearing deposit accounts and subsequently drawing down that account as Interest on the URF Notes becomes due and payable;</li> <li>➤ investing surplus cash into other instruments, including but not limited to, debentures, notes or other instruments until such time the Interest on the URF Notes becomes due and payable;</li> <li>➤ entering into various borrowing arrangements from time to time; and</li> <li>➤ undertaking further capital raisings.</li> </ul> <p>The Responsible Entity expects to fund Redemption of the URF Notes through one or more of the following means:</p> <ul style="list-style-type: none"> <li>➤ issuing additional debt securities;</li> <li>➤ entering into additional borrowing facilities or refinancing existing borrowing facilities;</li> <li>➤ applying accumulated profits from the operations of URF and its controlled entities;</li> <li>➤ issuing Units or other equity or hybrid securities; and</li> <li>➤ refinancing investments of URF and its controlled entities.</li> </ul>	

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Question	Answer	More Information
What are the key benefits of URF Notes?	<p>The key benefits of URF Notes are:</p> <ul style="list-style-type: none"> <li>➤ fixed rate interest payments;</li> <li>➤ quarterly interest payments;</li> <li>➤ listed on the ASX; and</li> <li>➤ diversification, an opportunity to diversify investment exposure type to the Fund.</li> </ul>	
What are the key risks associated with investing in URF Notes?	<p>The key risks of any investment in the URF Notes are highlighted below. Investors should bear these in mind, when considering whether to participate in the Offer:</p> <ul style="list-style-type: none"> <li>➤ URF Notes are unsecured liabilities that rank behind senior debt and rank pari passu with other unsecured creditors of the Fund, other than creditors preferred by law;</li> <li>➤ the Issuer may fail to pay Interest or repay Face Value when required. See Section 2.10(g) for information regarding the Fund's Interest Cover ratio. A low Interest Cover ratio may indicate that the Issuer could face difficulties in servicing its debt if earnings decrease or interest rates increase and the Issuer does not have access to sufficient cash to service the debt;</li> <li>➤ URF Notes do not mature until the Maturity Date, but URF has early Redemption rights from the First Call Date and may also fully (but not partially) Redeem all URF Notes if a Tax Event or Change of Control Event occurs;</li> <li>➤ Individual URF Noteholders cannot require the Redemption of their URF Notes until after the URF Note Trustee fails to do so for a period of 20 Business Days.</li> <li>➤ URF may issue additional URF Notes, securities that rank equally with URF Notes and other indebtedness senior to URF Notes, subject to the Terms of the Notes.</li> <li>➤ The market price of URF Notes on the ASX may fluctuate and you may lose money you invested if you sell URF Notes.</li> <li>➤ Liquidity of URF Notes may be low.</li> <li>➤ In certain circumstances, the Issuer may amend the Terms of the URF Notes.</li> <li>➤ URF operating performance may be negatively impacted, including the possibility that rental income may be lower and/or vacancy costs higher from Portfolio properties.</li> <li>➤ Fluctuations in the value of the US dollar against the Australian dollar may impact on the Issuer's ability to repay Interest and Face Value.</li> <li>➤ URF may be unable to refinance its debt facilities, including the URF Notes, at maturity.</li> <li>➤ Global markets may be disrupted.</li> </ul>	Investors should read these risks together with the other risks described in Section 3

Question	Answer	More Information
	<ul style="list-style-type: none"> <li>➤ The US economy may suffer a downturn, including a downturn in the US property market (specifically in the New York City metropolitan area).</li> <li>➤ URF may fail to meet covenants on existing, or new, debt instruments.</li> <li>➤ US REIT and its controlled entities may invest in joint ventures with joint venture partners. The joint venture may restrict US REIT's ability to redistribute returns from its joint venture investments, and defaults by joint venture partners may negatively impact on URF's performance.</li> <li>➤ Regulation impacting URF may change.</li> </ul>	
Who can participate in the Offer?	Members of the general public who have a registered address in Australia.	Section 6.1 and 6.6
How do I apply for URF Notes?	The procedures for making an investment in the URF Notes are described in Section 6.	Section 6
When will I receive confirmation that my Application has been successful?	It is expected that initial holding statements will be dispatched on or about 24 December 2014.	
What are the fees and costs of the Offer?	<p>The Responsible Entity is entitled to receive a debt arrangement fee of 2.2% (inclusive of GST) of the proceeds of the Offer, under the existing debt arrangement agreements with the Fund. However, the Responsible Entity has waived its entitlement to this debt arrangement fee, in relation to the URF Notes Offer under this Prospectus.</p> <p>The Responsible Entity will pay AFSL Holders a stamping fee equal to 2.2% (including GST) of amounts raised and allocated under Applications bearing the stamp of the AFSL Holder. For the avoidance of doubt, AFSL Holder includes, but is not limited to, Dixon Advisory &amp; Superannuation Services Limited in its personal capacity who is entitled to receive this fee.</p> <p>Including this stamping fee, expenses in relation to the Offer are estimated to be \$1.4 million to \$3.5 million (inclusive of GST), including ASX listing fees, stamping fees, legal, tax, broking, accounting and registry services.</p> <p>The costs of the Offer will be borne by the Fund.</p>	Section 5.9
What fees and costs are payable by a URF Noteholder?	No fees, charges, brokerage, commission or stamp duty is payable by you on your Application for URF Notes. You may be required to pay brokerage if you sell your URF Notes after URF Notes are quoted on the ASX.	
Is the Offer underwritten?	No. The Offer is not underwritten.	Section 6.1

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Question	Answer	More Information
Is there a Minimum Subscription?	You must apply for a minimum of 20 URF Notes, which is a minimum investment of \$2,000. Applications for greater than 20 URF Notes, must be in multiples of 5 URF Notes (\$500).	Section 6.1
Is there a cooling off period?	No.	Section 6.1
Where can I find more information about this Prospectus or the Offer?	For more information, please call 1300 454 801 from 8.30am until 5.30pm (Sydney time), Monday to Friday. Additional documents relevant to URF will be available during the Offer Period from <a href="http://www.usmastersresidential.com.au/announcements.htm">www.usmastersresidential.com.au/announcements.htm</a>  If you are uncertain as to whether an investment in the Issuer is suitable for you, please contact your stockbroker, financial advisor, accountant, lawyer or other professional advisor.	
Can the Offer be withdrawn?	The Issuer reserves the right to not proceed with the Offer at any time before the issue of URF Notes to successful Applicants.  If the Offer does not proceed, Application Monies will be fully refunded.  No interest will be paid on any Application Monies refunded as a result of not proceeding with the Offer.	Section 6.3

#### Further information about URF Notes

Issue	Information	More information
Interest Payment Dates	<p>Interest is scheduled to be paid quarterly in arrears on the following dates, until all URF Notes have been Redeemed:</p> <ul style="list-style-type: none"> <li>➤ 31 March;</li> <li>➤ 30 June;</li> <li>➤ 30 September; and</li> <li>➤ 31 December.</li> </ul> <p>If any of these scheduled dates is not a Business Day, then the payment will generally be made on the next Business Day, unless the scheduled date is 30 June in which case the payment will be made on the immediately preceding Business Day. If a payment is postponed until the next Business Day or brought forward to the preceding Business Day, there is no adjustment to the amount of Interest payable. The first Interest payment will be made on 31 March 2015.</p>	Annexure A

Issue	Information	More information
	<p>It should be noted that, to assist you to complete your tax return, Interest scheduled to be paid for the Interest Period ending 30 June will include Interest payable up to (and including) 30 June and, if 30 June is not a Business Day, will be paid on the immediately preceding Business Day.</p>	
Interest Payments	<p>Interest will be paid to URF Noteholders whose details are recorded with the URF Note Registrar at close of business on the Record Date, which is the date that is eight days prior to the relevant Interest Payment Date or such other date as determined by the Issuer and communicated to the URF Noteholders and ASX or such other date as may be required by the ASX.</p> <p>Payments of Interest and repayment of the Face Value will be paid by electronic transfer to a bank account maintained with a financial institution nominated by the URF Noteholder.</p>	Annexure A
Repayment of Face Value on the Maturity Date	<p>Subject to any early Redemption events, on the Maturity Date, you will receive:</p> <ul style="list-style-type: none"> <li>➤ Face Value; plus</li> <li>➤ the final payment of Interest for the period from (and including) the preceding Interest Payment Date to (but excluding) the Maturity Date.</li> </ul>	Annexure A
No early Redemption rights for URF Noteholders	<p>URF Noteholders do not have a right to request that their URF Notes be Redeemed early for any reason.</p> <p>To realise your investment, you can sell your URF Notes on the ASX, although there is a risk that the liquidity of URF Notes may be low, and you may not be able to sell your URF Notes at an acceptable price or at all.</p>	Annexure A
Change of Control Event	<p>The Issuer has the right to fully (but not partially) Redeem all of the URF Notes if a Change of Control Event occurs.</p> <p>URF Noteholders do not have a right to request that their URF Notes be Redeemed if a Change of Control Event occurs.</p> <p>In addition, to realise your investment, you can sell your URF Notes on the ASX, although there is a risk that the liquidity of URF Notes may be low, and you may not be able to sell your URF Notes at an acceptable price or at all.</p>	Annexure A
Tax Event	<p>The Issuer has the right to fully (but not partially) Redeem all of the URF Notes if a Tax Event occurs.</p> <p>URF Noteholders do not have a right to request that their URF Notes be Redeemed if a Tax Event occurs.</p> <p>In addition, to realise your investment, you can sell your URF Notes on the ASX, although there is a risk that the liquidity of URF Notes may be low, and you may not be able to sell your URF Notes at an acceptable price or at all.</p>	Annexure A

Issue	Information	More information
Event of Default	<p>An Event of Default will occur if:</p> <ul style="list-style-type: none"> <li>➤ an Insolvency Event occurs with respect to the Issuer;</li> <li>➤ the Issuer fails to pay the Face Value or Interest on the due date for payment and has not rectified that default within 10 Business Days;</li> <li>➤ the Issuer commits a material breach of its obligations under the Terms that is remediable and does not remedy that default within 30 Business Days after receiving written notice of that default from the URF Note Trustee;</li> <li>➤ the Issuer commits a material breach of its obligations under the Terms and that breach cannot be remedied, and the Issuer receives a notice from the URF Note Trustee referring to the breach and stating that in 30 Business Days an Event of Default will occur; or</li> <li>➤ the URF Notes cease to be Listed without the cessation having first been approved by URF Noteholder Resolution, and the Issuer does not remedy that cessation within 30 Business Days after receiving notice of that cessation from the URF Note Trustee.</li> </ul> <p>If an Event of Default occurs and is subsisting, the URF Note Trustee may declare that all URF Notes are to be Redeemed for their Face Value plus any final Interest payment for the last Interest Period and may make a claim for this amount in the winding-up. The URF Note Trustee must require all of the URF Notes to be fully (but not partially) Redeemed if an Event of Default occurs and is subsisting, it is so directed by Special Resolution, it is indemnified to its reasonable satisfaction and is not restricted or prohibited from taking such action by any court order or any applicable law.</p> <p>Unless the URF Note Trustee is obliged to take action to enforce the rights of the URF Noteholders and fails to do so within 20 Business Days, individual URF Noteholders are not entitled to take action to require the Redemption of their URF Notes. If any URF Noteholder takes any action to enforce the obligations of the Issuer under the URF Notes following a failure by the Trustee to take any action it is required to take under the Trust Deed or the Terms within the required time periods, then such Noteholder must take such action in its own name and not in the name of the Trustee.</p> <p>In addition, to realise your investment, you can sell your URF Notes on the ASX, unless the Event of Default arises as result of the URF Notes ceasing to be Listed on the ASX. Even if the URF Notes remain Listed on the ASX, there is a risk that the liquidity of URF Notes may be low, and you may not be able to sell your URF Notes at an acceptable price or at all..</p>	Annexure A

Issue	Information	More information
No security or guarantee	URF Notes are not secured by any assets of the Issuer or its controlled entities and do not have the benefit of any guarantee from any controlled entities of the Issuer.	
Voting rights for URF Noteholders at Unitholder meetings	URF Noteholders do not have a right to vote at meetings of Unitholders of the Fund.  URF Noteholders may vote at the meetings for URF Noteholders in accordance with the Trust Deed.	Section 5.4
Issuer rights to issue further securities	Subject to the Terms of the Notes, the Issuer has the right to issue additional URF Notes and has the right to issue other securities that have the same or different, interest or distribution rates; maturities; or terms and conditions to URF Notes and which may rank after, equally with, or ahead of URF Notes whether or not secured. If such securities rank ahead of URF Notes, they may affect your ability to recover Interest or Face Value due to you on an Insolvency Event or the occurrence of any other Event of Default.  A holding of URF Notes does not confer any right to participate in further issues of securities by the Issuer.	Annexure A
Amendments of the Terms	The Issuer may amend the Terms if the amendment has been approved by a Special Resolution of URF Noteholders, or without the consent of URF Noteholders in limited other circumstances.	Annexure A
Role of the URF Note Trustee	The URF Note Trustee holds the rights in relation to the URF Notes on trust for URF Noteholders under the Trust Deed. In certain circumstances, the URF Note Trustee will act on behalf of URF Noteholders such as when an Event of Default occurs and is subsisting.  The URF Note Trustee holds the right to enforce any obligations of the Issuer under the Terms and Trust Deed on trust for URF Noteholders. The URF Note Trustee will be entitled to take any action against the Issuer to enforce any such obligations of the Issuer, subject to the terms of those documents. The URF Note Trustee must take action to enforce the Terms and Trust Deed if it has been directed to do so by the required majority of URF Noteholders (or the Terms otherwise oblige it to act) and it is indemnified to its reasonable satisfaction and is not restricted or prohibited from taking such action by any court order or any applicable law.  URF Noteholders will not be entitled to take any action to enforce any right or remedy under the Terms or Trust Deed unless the URF Note Trustee fails to do so within a reasonable period after becoming required to take that action in accordance with the Trust Deed. If the URF Note Trustee continues to fail to act, for a period of 20 Business Days, a URF Noteholder may take action in its own name and not in the name of the URF Note Trustee.	Section 5.4
Governing law	New South Wales, Australia.	



## 2. About URF

### 2.1. Overview of URF

The US Masters Residential Property Fund was established in June 2011 by the Dixon Advisory Group and is listed on the ASX. Dixon Advisory & Superannuation Services Limited is the responsible entity and investment manager of URF. At 1 December 2014, the market capitalisation of URF was approximately \$540 million.

URF was established to seek to take advantage of the significant drop in homes prices during the US housing collapse of 2006 to 2011 by investing in freestanding and multi-tenant houses in the New York metropolitan area, specifically in Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York. This downturn in the US housing market coincided with a material strengthening of the Australian dollar against the US dollar, further improving the investment thesis for Australian investors.

The Responsible Entity believes that, as an early entrant into the US residential market, the Fund is well positioned to continue to take advantage of current market conditions and benefit from any recovery in the US housing market. URF is currently the only Australian-listed property trust with a primary strategy of investing in direct US residential property. It is focused on long-term returns through a combination of income from rental yields along with potential long-term capital growth.

URF conducts all its New York metropolitan residential investment through US Masters Residential Property (USA) Fund, a Maryland Real Estate Investment Trust (**US REIT**).

### 2.2. Investment Portfolio

Through to 31 October 2014, URF, through US REIT, has acquired 2,050 housing units across 545 freestanding homes and 27 apartment buildings for total acquisition costs of circa US\$412 million. To date these acquisitions and associated renovations have been funded primarily from a series of equity capital raisings from its Australian investor base. A geographic breakdown of the Fund's property Investment Portfolio is set out below:

Target Area	Freestanding Homes		Apartment Buildings	
	Number of Properties	Book Value as at 31 Oct 2014 (US\$ Million)	Number of Properties <sup>1</sup>	Net Book Value as at 31 Oct 2014 (US\$ Million)
Brooklyn	79	\$142.7	6	\$40.8
Manhattan	16	\$44.0	-	-
Hudson Premium	113	\$135.5	-	-
Hudson Workforce	329	\$103.1	21	\$69.1
Queens	8	\$10.7	-	-
<b>Total</b>	<b>545</b>	<b>\$436.0</b>	<b>27</b>	<b>\$109.9</b>

1. Note two Brooklyn apartments operate under separate deeds, as such, if considering deeds alone the total number of apartment building properties held in Brooklyn would be eight, equating to a total number of apartment buildings of 29.

As at 31 October 2014, URF, through US REIT, held 360 free standing houses (representing 43% of book value) that were leased, 169 vacant free standing houses (52% of book value) that were undergoing or due to undergo renovations and 16 renovated houses (5% of book value) that were available for lease but remained vacant.

Moving forward URF intends to continue acquiring properties in the New York metropolitan area and specifically in its previously established target areas of Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York.

The Fund targets individual pockets of these neighbourhoods that are undergoing rapid gentrification and offer strong rental income as well as potential for long term capital growth. New acquisitions are typically obtained through a mix of both on and off-market deals. The Fund maintains a flexible and opportunistic

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acquisition strategy within its target areas, acquiring both properties that are immediately rent-ready and offer predictable cash flows as well as properties that the Fund considers to have value added potential which the Fund can seek to unlock through Dixon Advisory USA's award winning architectural design and project management capabilities.

### ***Freestanding Properties***

The Fund's strategy in relation to freestanding properties is to acquire one to four family houses in select neighbourhoods in the target investment areas at attractive valuations. Following acquisition the Fund will seek to restore properties, where required, and maximise rental income while providing tenants with quality property management services. The Responsible Entity of the Fund believes that many of the Fund's property investments have been acquired at or below replacement cost.

The Fund has strong relationships in the real estate markets within its target investment areas and has seen an ample supply of housing stock with strong rental demand for its freestanding properties.

The Fund has acquired a variety of properties with varying rental yields and growth outlooks, including a mix of higher-end residences that typically generate lower current rental yields while providing greater long-term rental rate and capital appreciation upside, as well as workforce housing that typically generates higher current income but with more modest long-term rental rate and capital appreciation upside.

### ***Select Freestanding Properties***

In relation to each of the properties described below, the amount the property was acquired for includes acquisition costs and fees, renovation costs include the capitalised operating costs incurred during the renovation of the property and fees paid to Dixon Projects, and valuations were carried out as at 30 June 2014 and represent fair market values for each property determined in accordance with the Issuer's normal audit procedures.

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*1303 Garden Street, Hoboken*

Located on a beautiful tree-lined block in the heart of Hoboken, New Jersey, Garden Street was acquired by the Fund in December 2012. The property featured an outdated interior, with low-end finishes and fixtures that deterred Hoboken home buyers looking for a high-end finished product.

The Fund transformed the property from a three-bedroom, two-bathroom house to a three-bedroom, four-bathroom home that features two master suites, complete with high-end fixtures appropriate to the demands of the target tenant market. The renovation combines refurbished original details like wood railings, exposed brick walls, intricate pocket doors, wooden shutters and a stained glass skylight with a fully modern upgrade including new floors, lighting, bathrooms, and kitchen.





US REIT acquired this property for US\$1,141,136 and incurred renovation costs of US\$414,578. Its most recent valuation was US\$1,954,330 (30 June 2014). It is currently leased.

*385 1<sup>st</sup> Street Jersey City*

The Fund purchased this uninhabitable two-family property in February 2012, consisting of two three-bedroom, single bathroom rental units. Despite being located in the premium downtown Jersey City district, at the time of acquisition the property had no functioning kitchens or bathrooms and had expansive areas of walls and ceilings that were completely missing, allowing the Fund to purchase the property at a substantial discount.

Following a full gut-renovation 385 1<sup>st</sup> Street was transformed into two top-of-the-line rental units, consisting of a two-bedroom, two-bathroom apartment and a three-bedroom, three-bathroom duplex, both with high-end finishes throughout.

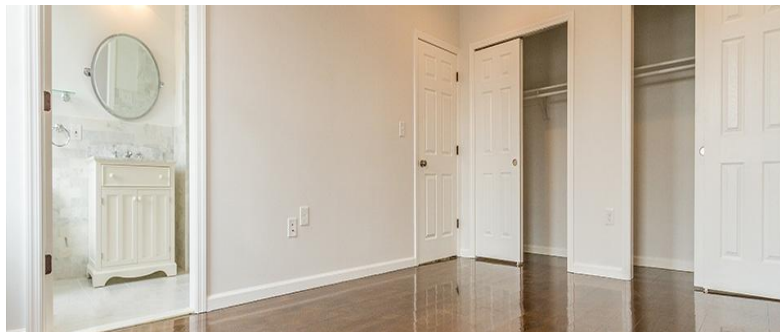


US REIT acquired this property for US\$310,184 and incurred renovation costs of US\$434,544. Its most recent valuation was US\$1,097,342 (30 June 2014). It is currently leased.

*322 New York Avenue, Jersey City*

The Fund purchased the property in April 2013 in the Heights section of Jersey City near Riverview Park. At the time of purchase, the property was a dated two family dwelling in barely habitable condition, with a poorly designed layout and adjoining bedrooms that made the property feel cramped and constricted.

The Fund transformed the property to a spacious, modern single family home, strategically altering each floor to maximize living space. The ground floor was converted from a one-bedroom apartment into two large bedrooms, complete with ensuite bathrooms for each bedroom and a private laundry area. The parlour level was reconfigured to create an open concept kitchen, living, and dining area, flowing directly to the deck and backyard area, while the adjoining bedrooms on the top floor were removed to create two spacious bedroom suites including private ensuite bathrooms. New fixtures and finishes were added throughout as well as a three-zone central air and heat system.



US REIT acquired this property for US\$250,140 and incurred renovation costs of US\$261,659. Its most recent valuation was US\$505,000 (30 June 2014). It is currently leased.

### ***Investing in the Community***

The Fund is committed to the betterment of the local neighbourhoods and communities in which it operates. Reflecting this commitment, in June 2014 the Jersey City Landmarks Conservancy awarded Dixon Advisory Group the Preservation Initiative Award.

This award recognised the Fund's "mindful renovations of architecturally significant Jersey City properties, including many outside of the historic districts" and highlights the unique capabilities of Dixon Advisory Group's architectural design and project management teams, which have been formed for the exclusive benefit of the Fund.

### ***Multi-Family Properties***

The Fund has entered into a number of joint ventures through which the Fund invests, with its joint venture partners, in niche small and medium sized multi-family properties, typically apartment buildings with 20 to

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100 units. These small to medium size multi-family properties generally fall below the size threshold for large institutional investors while remaining beyond the financial scope for individual investors or local groups.

These multi-family properties allow the Fund to harness increased economies of scale and operational efficiencies in property management and leasing as well as allowing for structural diversity and geographic spread of the Fund's investments.

In line with the Fund's proven strategy for freestanding properties, the Fund invests in multi-family properties with attractive rental income and potential for long-term capital growth. While multi-family properties are often subject to increased regulation (including statutory limitations on rental increases), natural turnover of tenants and, where appropriate, cosmetic and functional improvements can allow for above average year-on-year rental increases for these types of properties.

As at 31 October 2014 the Fund, through these joint ventures, held ownership interests in 27 apartment blocks with 931 units with its joint venture partners.

### **2.3. Profile of URF Earnings**

#### ***Financial Performance***

The Fund continues to steadily increase rental income through a combination of incrementally adding to its core freestanding residential property portfolio and delivering renovated properties to market. In the six months to 30 June 2014, the Fund generated rental income of \$6.7 million, up 15% over the six months to 31 December 2013 and up 52% over the comparative prior year six month period. The Fund anticipates rental revenue to continue to grow through the remainder of 2014 and into 2015, though at a reduced rate, as more completed properties are delivered from the renovation pipeline and leased to tenants.

Profit before tax for the six months to 30 June 2014 was \$2.6 million including a fair value movement of investment properties of \$10.4 million for the period. For the 12 months to 31 December 2013, profit before tax was \$22.2 million, including a fair value movement in investment properties of \$27.3 million.

#### ***Foreign Exchange Impact***

As the Fund's Portfolio assets are located in the United States, movements in the exchange rate between the Australian and US dollar can have a material positive or negative impact on the Fund. Since inception of the Fund in June 2011 to 30 June 2014 the unrealised foreign exchange gain was \$18.5 million including an unrealised foreign exchange loss for the six months to 30 June 2014 of \$23.3 million, reflecting a 5.8% appreciation in the Australian dollar against the US dollar in that period.

The Fund is a long term investor and the Responsible Entity does not anticipate realising foreign exchange gains or losses. In the event that the Fund is required, or chooses, to divest a material proportion of its assets in the United States to exchange into Australian dollars, depending on the prevailing exchange rate at the time, this may have a positive or negative impact on the Fund. The Fund does not currently hedge its foreign exchange exposure. Refer to Section 2.15 of this Prospectus for details of the Fund's hedging policy.

#### ***Cash Flow Profile***

The Fund remains in a growth phase, with cash outflows, to finance the Fund's property acquisition and renovations, of \$99 million and \$180 million for the six months to 30 June 2014 and 12 months to 31 December 2013. The Fund's cash flow requirements for these periods were primarily met through a combination of existing cash balances, bank loans and equity financing.

As at 30 June 2014, 52% of the Fund's freestanding properties by value were in various stages of renovation and therefore not generating rental revenue. As a result, the Fund experienced net operating cash outflows of \$6.1 million and \$7 million for the six months to 30 June 2014 and 12 months to 31 December 2013 respectively.



### ***Use of Proceeds and Financing Strategy***

Proceeds from the URF Notes issue are currently primarily intended to be invested in the renovation of the Fund's Portfolio assets and to further the Fund's strategy of expanding its property assets.

As noted above, with 52% of the Fund's freestanding properties by value in the renovation phase and therefore not earning rental revenue as at 30 June 2014, current operating cash flows of the Fund would not in isolation support the payment of interest or principal in relation to URF Notes. By deploying a significant portion of the proceeds from URF Notes towards the renovation of properties, the Responsible Entity believes the Fund will be able to significantly increase its cash flow generation, both through revenue growth as renovated properties are leased out and through cash operating margin expansion, as the Fund is already bearing a majority of the operating expenses associated with properties under renovation, such as property taxes, insurance, and utilities.

See Section 2.2 for further information regarding the Fund's investment portfolio including the number of properties leased, vacant and undergoing or scheduled for renovation as at 31 October 2014.

The Fund seeks to maintain diversity of funding sources, maturities, and terms while remaining below its target consolidated leverage ratio of 50%, (See Section 2.10(g) for information regarding the Fund's gearing and leverage ratios and Section 2.13 for the Fund's borrowing policy). At the discretion of the Responsible Entity and depending on market conditions, proceeds from any further debt or equity issues may be utilised to complete renovation works, acquire new properties, for working capital or to service or refinance debt (including URF Notes).

#### **2.4. US Residential Property Market**

URF has an investment focus on the New York metropolitan area. The New York metropolitan area is the largest metropolitan area in the US by both population and economic output and has experienced one of the strongest recoveries in the US.

Within the New York metropolitan area, URF is focusing on residential properties in Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York.

The Responsible Entity believes Hudson County, Brooklyn, Manhattan, and Queens offer compelling real estate market dynamics and demographics, including deep and well-established housing stock, proximity and direct public transport access to Manhattan and a high population density.

URF's target markets consistently rank among the best places to live in the US for those seeking an urban lifestyle. US REIT's investment properties currently represent a balance of premium and workforce housing.

#### ***History of the US Housing Market***

Over the period from 1997 to 2005, the US real estate market witnessed a remarkable rise in house prices. Nominal average house price, as measured by the S&P/Case Shiller US National Index, recorded an increase of almost 131% from the first quarter of 1997 to the first quarter of 2006.<sup>1</sup> Lending to the riskier, otherwise known as sub-prime, borrowers increased dramatically through the housing boom. The downturn commenced when house prices started to fall in 2006, triggering an increase in mortgage defaults. The number of defaults led to unexpected losses for institutions with some failing or requiring government assistance.

#### ***Current State of US Housing Market***

The US economy eventually bottomed in the second quarter of 2009 (year on year GDP growth rate), and since then has been in a steady, upward projection, with third quarter 2014 gross domestic product growing by 3.9%.<sup>2</sup> According to the International Monetary Fund, the US economy is forecast to expand by 3.1% in 2015,<sup>3</sup> representing the highest growth rate among major developed countries.

<sup>1</sup> Bloomberg. Bloomberg has not provided consent to the inclusion of data attributed to it in this Prospectus.

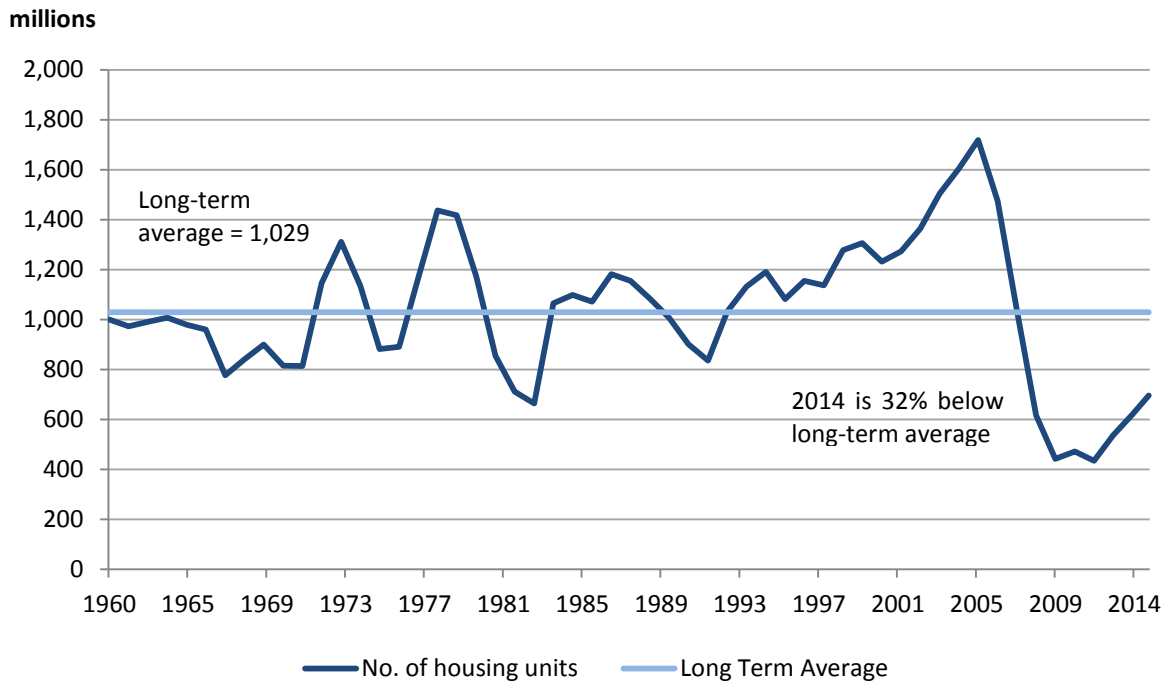
<sup>2</sup> U.S. Bureau of Economic Analysis, [bea.gov/newsreleases/national/gdp/2014/gdp3q14\\_2nd.htm](http://bea.gov/newsreleases/national/gdp/2014/gdp3q14_2nd.htm)

<sup>3</sup> International Monetary Fund, *World Economic Outlook, Legacies, Clouds, Uncertainties*, October 2014

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This economic recovery, together with the positive demographic profile of the US, is translating to the housing market, with single family housing starts recovering from their post-crisis lows. However, recent figures remain some 32% below the long-term annual average over the period from 1960 to 2014. This is illustrated in the following graph.

### US Single Family Housing Starts



Source: Bloomberg. Bloomberg has not provided consent to the inclusion of data attributed to it in this Prospectus.

At the same time, while the housing market has begun to recover, along with the US economy, the mortgage market remains extremely challenged. Despite low 30 year mortgage rates of approximately 4%,<sup>4</sup> obtaining credit for buying a home or refinancing an existing mortgage remain exceptionally difficult. By some measures, mortgage credit availability today is worse than at the depths of the financial crisis.

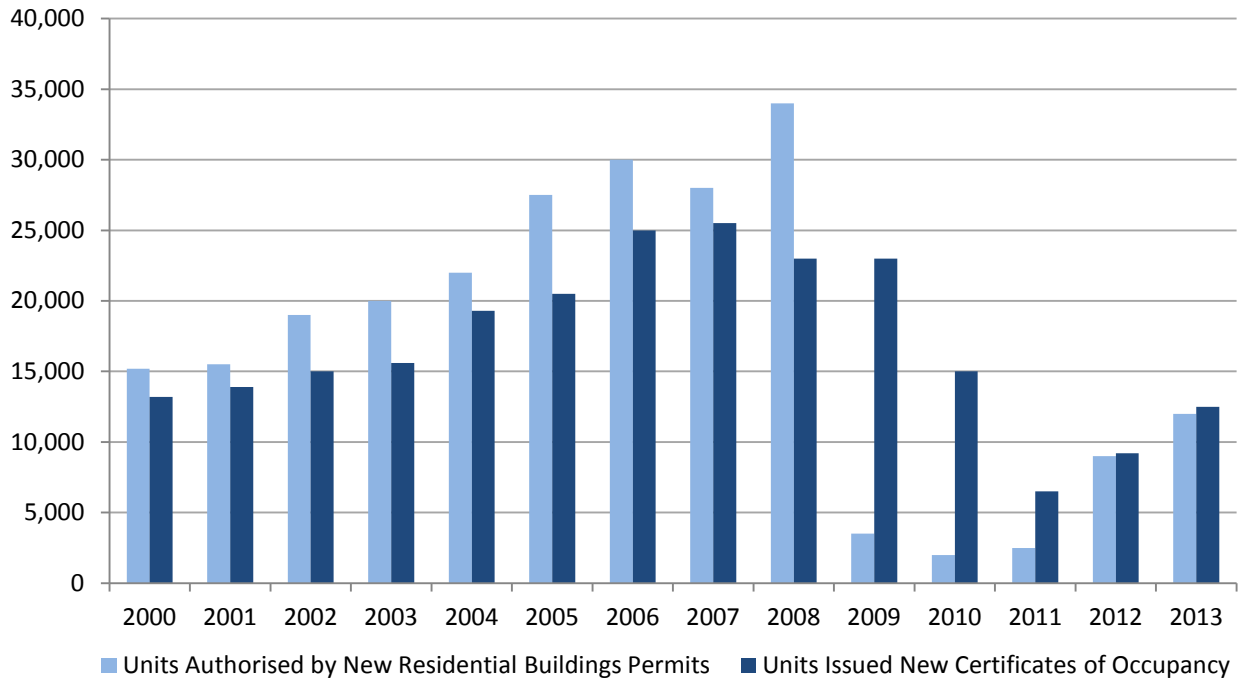
This state of affairs – a growing US economy and population combined with a recovering but constrained housing supply and enduring lack of credit availability – continues to support large scale institutional investment into the US single family housing rental market. During the past five years, institutional investors have acquired an estimated US\$20 billion of single-family houses across the US.

### **New York Housing Market**

New York's housing market also suffered significant falls due to the financial crisis, with single family prices falling some 40% across New York City. During this period, real estate development in New York City almost ground to a halt, exacerbating an already tight housing market and setting the stage for future severe shortages. Real estate development in New York City is recovering but is still at historically low levels.

<sup>4</sup> Federal Home Loan Mortgage Corporation, [www.freddiemac.com/pmms/pmms\\_archives.html](http://www.freddiemac.com/pmms/pmms_archives.html)

## New York City Building Permits and Certificates of Occupancy



Source: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center, *State of New York City's Housing and Neighborhoods in 2013*

In contrast to the slow recovery in housing development, the New York City economy has experienced a sharp rebound, with unemployment levels reaching the lowest levels in six years.<sup>5</sup> This strong growth is expected to continue, with global real estate consultancy Knight Frank forecasting New York City's economy to grow by US\$874 billion from 2013 to 2030, more than any other major global city.

Against this backdrop, the Fund believes it is well-placed to capitalise on its position as the only listed fund focussed exclusively in New York metropolitan area freestanding and multi tenant housing.

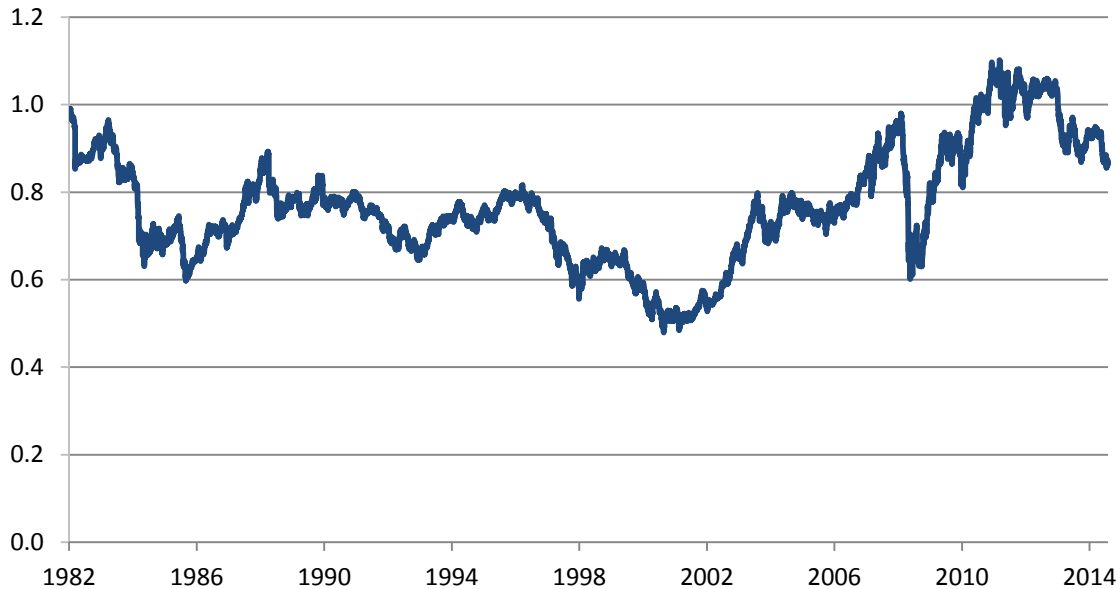
<sup>5</sup> New York State, Department of Labor, <http://labor.ny.gov/stats/pressreleases/pruistat.shtm>

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### *Australian Dollar Exchange Rate*

As at 1 December 2014, the level of the Australian dollar against the US dollar is significantly higher than the average 77 cents since the Australian dollar was floated in 1983.

### **Australian to US dollar Exchange Rate**



Source: Bloomberg, Bloomberg has not provided consent to the inclusion of trading data attributed to it in this Prospectus.

The Responsible Entity believes the current level of the Australian dollar provides a favourable opportunity to raise Australian denominated debt to ultimately primarily deploy in the US residential housing market.

The Fund seeks to maintain diversity of funding sources, maturities, and terms in order to optimise its capital structure and manage risk. As such, the Fund maintains flexibility as to the structure, domicile and currency of its borrowings.

The issue of URF Notes assists in achieving this diversity. However, in light of the Fund's current policy not to hedge its currency exposure, the Australian dollar denomination of the URF Notes also introduces a degree of foreign exchange risk to the Fund. Specifically, if the Australian dollar were to appreciate against the US dollar during the term that the URF Notes were outstanding, the Fund's debt service costs in US dollars would increase. Conversely, if the Australian dollar were to depreciate against the US dollar during the term that the URF Notes were outstanding, the Fund's debt service costs in US dollars would decrease. A further discussion of foreign exchange risk is included in Section 3.3(b).

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## 2.5. Target Investment Area

The Fund targets the New York metropolitan area, which is often referred to as the “Tri-State Area”. Broadly speaking, the New York metropolitan area encompasses the populated areas in the states of New Jersey, New York and Connecticut that are within typical commuting distance of Manhattan. The New York metropolitan area is the most densely populated area in the US.

Within the New York Metropolitan area, the Responsible Entity of the Fund focuses on investment within undervalued neighbourhoods experiencing growth and gentrification, specifically in Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York.



### **Location**

Hudson County is located in the north east of New Jersey on the Hudson River directly adjacent to New York City. Brooklyn and Queens are located adjacent to each other within close proximity to Manhattan.

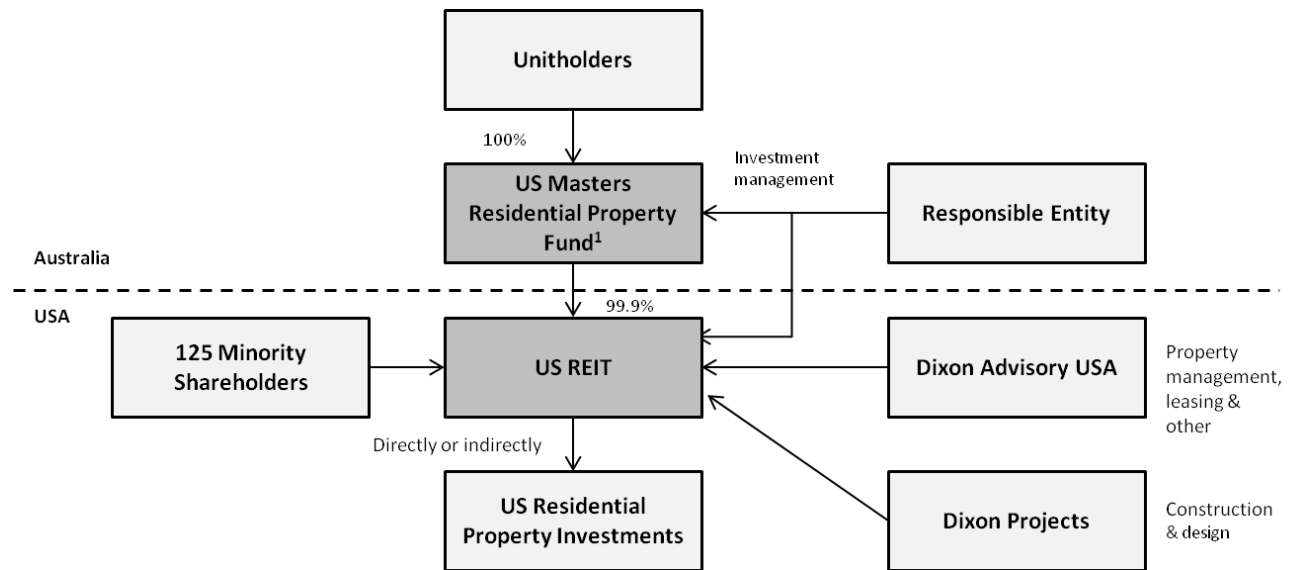
The Responsible Entity of the Fund believes Hudson County, Brooklyn, Manhattan, and Queens continue to present a compelling opportunity to gain exposure to the US residential property market.

Since 2011, the Responsible Entity on behalf of the Fund has been investing in US residential property, with a focus on freestanding and multi-family properties in the New York metropolitan area. The Responsible Entity believes the key investment areas of Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York have a number of favourable investment characteristics including:

- Strong economic fundamentals – investing in the largest and fastest growing city in the US, with a gross domestic product equivalent to Australia;
- Highly favourable supply/demand dynamics – constrained housing supply and high rental demand;
- Attractive valuations and high quality housing stock – exceptional quality houses able to be purchased at or below replacement cost;
- Urban, high density market – targeted geographic footprint provides the Fund with significant scale economies
- Urban growth revival – strong demographic, economic, and social trends driving urban growth revival, with city populations now growing faster than suburbs in the US; and
- Excellent mass transit systems – all investment properties are within a 1 hour mass transit commute time to mid-town Manhattan.

## 2.6. Structure of URF

The diagram below sets out the ownership structure and management arrangements for the Fund and its controlled and associated entities:



<sup>1</sup> URF Notes issued from the US Masters Residential Property Fund

All of the Issuer's real estate assets are held through the US REIT which has elected to be treated as a real estate investment trust (**REIT**) as defined in the Code and US Treasury Department regulations promulgated under the Code for US federal income tax purposes.

The Issuer holds all of the common shares in the US REIT. To comply with the US Treasury Department regulations, an additional 125 US Persons hold minority interests in the US REIT with an aggregate equity value of less than approximately 0.1% of the aggregate contributed equity of the US REIT. These interests take the form of non-voting preferred shares (except for such voting rights provided by the declaration of trust of the US REIT and under Maryland law) and are entitled to a fixed cumulative distribution per annum from the US REIT when, as and if declared by the US REIT's board of trustees.

Dixon Advisory & Superannuation Services Limited is the responsible entity of URF and manages the investments of both the Issuer and the US REIT (and its wholly owned entities, if any).

The Responsible Entity is responsible for investing on behalf of these entities, providing strategic direction and monitoring the operational and financial position of both the Issuer and the US REIT (and its wholly owned entities, if any). An appropriate corporate governance framework has been established and the Responsible Entity carries out its responsibilities in accordance with the Issuer's investment objectives.

Dixon Advisory Group has also established a wholly owned US subsidiary (**Dixon Advisory USA**) which is responsible for providing ongoing property management and other support services to the US REIT. These services are provided through a mix of in-house capabilities and external consultants and contractors.

Dixon Projects, Inc. (**Dixon Projects**) is the construction subsidiary of Dixon Advisory USA. Dixon Projects' role is to oversee all aspects of renovation design and delivery of the Fund's properties and transform them into highly desirable rental properties. Highlighting the unique capabilities of Dixon Projects' talented and highly experienced architectural design and project management teams, Dixon Advisory Group was recently awarded the Preservation Initiative Award by the Jersey City Landmarks Conservancy in recognition of the Responsible Entity's efforts to preserve historic homes throughout Jersey City. The quality of Dixon Projects' work is also reflected in the above market rents the Fund is able to achieve at many of its properties, including recently achieving record rents in Crown Heights, Brooklyn and in the Heights and Downtown districts of Jersey City.

## 2.7. Issuer of URF Notes

The Issuer of URF Notes is the responsible entity of the US Masters Residential Property Fund. The URF Note Trustee will hold the benefit of undertakings given by the Issuer in respect of its operations and the URF Notes on trust for URF Noteholders and to act to enforce the Trust Deed and rights of URF Noteholders under the Trust Deed.

## 2.8. Application of Proceeds of the Offer

The proceeds of issue of the URF Notes will be initially retained by the Issuer and may be invested in cash deposit accounts or other investment instruments in the currency denomination as determined at the time by the Issuer. It is expected that funds will then be provided through to the US REIT for application primarily in the development and renovation of properties held directly by US REIT or by other controlled entities of US REIT. These funds may be provided by way of subscription for shares in US REIT or by way of loans. The optimal approach to deployment of this cash will be determined as circumstances require.

Proceeds will also be used to acquire properties, to provide working capital at both the Fund and US REIT level, to service URF Notes and to pay the costs of the Offer. No decision has been made about the amounts or proportions of the proceeds that will be used for each purpose, with the decision to be influenced by the amount raised and the commercial opportunities that arise. See Section 2.3 for further information.

It is not anticipated that the funds raised under the Offer will be applied specifically to pay distributions. However, access to the proceeds of the Offer will enable cash derived from other sources (for example rental income or the proceeds of debt funding at the US REIT level), to be applied to other purposes, including the payment of distributions, and the issue of URF Notes might therefore assist in the payment of distributions to Unitholders.

## 2.9. URF Investment Objectives and Strategy

The Issuer's aim is to provide Unitholders with:

- (a) exposure to a diversified portfolio of US based residential property assets;
- (b) regular, tax-effective distributions of income, derived from attractive rental yields; and
- (c) potential for capital growth in the underlying property portfolio over the long term.

There is no guarantee that the Responsible Entity will be successful in achieving these objectives.

The Responsible Entity intends to make selective property acquisitions based on an assessment of value, taking into account the risks inherent in each property and the ability for these risks to be mitigated by experienced management.

The Responsible Entity seeks to meet the Issuer's objectives by:

- (a) investing in a portfolio of US residential property, and holding these properties with the aim of deriving a steady rental income stream from long term holdings;
- (b) acquiring US property in regions that the Responsible Entity believes have positive investment dynamics in the residential market; and
- (c) using gearing in cases where gearing will enhance after-tax returns.

## 2.10. Financial information

### (a) Overview

This Section contains historical and pro forma historical financial information of the Issuer (the **Financial Information**), which is comprised of the following:

- historical audited consolidated profit and loss statements for the year ended 31 December 2013; historical reviewed consolidated profit and loss statements for the half-year ended 30 June 2014 (Section 2.10(c));
- historical audited consolidated statement of financial position as at 31 December 2013; historical reviewed consolidated statement of financial position as at 30 June 2014 (Section 2.10(d));
- historical audited consolidated cash flow statement for the year ended 31 December 2013; historical reviewed consolidated cash flow statement for the half-year ended 30 June 2014 (Section 2.10(e));
- historical unaudited pro forma consolidated statement of financial position as at 30 June 2014 illustrating the impact of additional debt raised by the Fund post this date to 31 October 2014; and historical unaudited pro forma consolidated statement of financial position as at 30 June 2014 illustrating the impact at that date of the additional debt raised to 31 October 2014 and completion of the Offer and expenditure of funds associated with the Offer (Section 2.10(f)); and
- historical and pro forma financial ratios (Section 2.10(g)).

The Issuer is a disclosing entity for the purposes of the Corporations Act and, as a result, is subject to regular reporting and disclosure obligations under the Corporations Act and the Listing Rules, including an obligation to lodge half-yearly and annual financial reports with ASIC.

The Issuer's most recent financial report was for the half-year ended 30 June 2014 (**2014 Half Yearly Report**) and the most recent annual financial report was for the year ended 31 December 2013 (**2013 Annual Report**).

Copies of the 2014 Half Yearly Report and the 2013 Annual Report can be obtained from [www.asx.com.au](http://www.asx.com.au) and [www.usmastersresidential.com.au](http://www.usmastersresidential.com.au).

The Financial Information should be read in conjunction with the notes set out in the 2013 Annual Report, the notes set out in the 2014 Half Yearly Report, the risks described in Section 3 and other information contained in this Prospectus.

The Directors are responsible for the preparation and presentation of the Financial Information.

(b) Basis of Preparation

The Financial Information has been derived from:

- the 2014 Half Yearly Report which was reviewed by Deloitte Touche Tohmatsu in accordance with Australian Auditing Standards; and
- the 2013 Annual Report which was audited by Deloitte Touche Tohmatsu in accordance with Australian Auditing Standards.

The auditor's opinion issued to the Fund's unitholders in relation to the 2013 Annual Report was unmodified. The auditor's review conclusion issued to the Fund's unitholders in relation to the 2014 Half Yearly Report was unmodified.

The pro forma Financial Information detailed below has been prepared by the Directors of the Responsible Entity to illustrate the financial position of the Fund as at 30 June 2014, assuming additional debt raised after that date to 31 October 2014 and completion of the Offer and expenditure of funds associated with the Offer had been completed as at 30 June 2014.

The accounting policies used in preparation of the Financial Information detailed below are consistent with those set out by the Issuer in its 2013 Annual Report and the 2014 Half Yearly Report. The significant accounting policies are set out below in Section 2.10(h) below.



## (c) Consolidated Profit &amp; Loss Statements

The reviewed consolidated profit and loss statement for the six months ended June 2014 and the audited consolidated profit and loss statement for the 12 months ended 31 December 2013 of the Fund are provided below.

\$'000	6 months to 30 June 2014	12 months to 31 December 2013
Investment property rental income	6,664	10,192
Insurance proceeds	-	428
Interest income	244	531
Other income	-	63
<b>Total revenue</b>	<b>6,908</b>	<b>11,214</b>
Fair value movement of investment properties	10,439	27,329
Share of profits/(losses of jointly controlled entities	(1,413)	5,049
Investment property expenses	(4,095)	(6,200)
Net foreign currency gain/(loss)	1,017	(1,151)
Management fees	(3,419)	(4,426)
Investment property disposal costs	(803)	-
Listing fees	(97)	(117)
Professional fees	(1,341)	(601)
Marketing	(81)	(99)
Responsible Entity and related entity recharges – salaries and wages	(2,776)	(4,361)
Responsible Entity and related entity recharges – office administration	(1,539)	(2,801)
Interest expense	(33)	(703)
Bad debt expense	(90)	(207)
Impairment of investment property	-	(511)
Other expenses	(65)	(186)
<b>Profit before income tax</b>	<b>2,612</b>	<b>22,229</b>
Income tax expense	(4,635)	(14,049)
<b>(Loss)/profit for the period</b>	<b>(2,023)</b>	<b>8,180</b>
Exchange difference on translation of foreign operations (nil tax)	(23,310)	44,600
Share of joint venture's reserve movements (nil tax)	(297)	722
<b>Total comprehensive (loss)/income for the period attributable to Unitholders</b>	<b>(25,630)</b>	<b>53,502</b>

## (d) Consolidated Statements of Financial Position

The reviewed consolidated statement of financial position as at 30 June 2014 and the audited consolidated statement of financial position as at 31 December 2013 of the Fund are provided below.

\$'000	As at 30 June 2014	As at 31 December 2013
<i>Current assets</i>		
Cash and cash equivalents	49,399	42,773
Receivables	294	327
Prepayments	795	1,285
Other assets	5,792	2,694
Investment properties held for sale	2,899	2,854
<b>Total current assets</b>	<b>59,179</b>	<b>49,933</b>
<i>Non current assets</i>		
Investment in jointly controlled entities	51,352	31,407
Investment properties	414,624	348,724
Security deposits	265	280
Other assets	1,115	-
<b>Total non current assets</b>	<b>467,356</b>	<b>380,411</b>
<b>Total assets</b>	<b>526,535</b>	<b>430,344</b>
<i>Current liabilities</i>		
Payables	24,866	16,731
Borrowings	3,593	1,259
<b>Total current liabilities</b>	<b>28,459</b>	<b>17,990</b>
<i>Non current liabilities</i>		
Deferred tax liabilities	21,075	17,450
Other non current liabilities	133	149
Borrowings	72,764	45,511
<b>Total non current liabilities</b>	<b>93,972</b>	<b>63,110</b>
<b>Total liabilities</b>	<b>122,431</b>	<b>81,100</b>
<b>Net assets</b>	<b>404,104</b>	<b>349,244</b>
<i>Equity</i>		
Unit capital	387,473	306,983
Reserves	18,654	42,261
Accumulated losses	(2,023)	-
<b>Total equity</b>	<b>404,104</b>	<b>349,244</b>

## (e) Consolidated Cash Flow Statements

The reviewed consolidated cash flow statement for the six months ended June 2014 and the audited consolidated cash flow statement for the 12 months ended 31 December 2013 of the Fund are provided below.

\$'000	6 months to 30 June 2014	12 months to 31 December 2013
<i>Cash flow from operating activities</i>		
Cash receipts from customers	6,658	10,439
Cash paid to suppliers	(13,002)	(17,943)
Insurance proceeds	-	381
Interest received	244	629
Interest paid	(28)	(500)
<b>Net cash used in operating activities</b>	<b>(6,128)</b>	<b>(6,994)</b>
<i>Cash flow from investing activities</i>		
Acquisition of investment property, including improvements	(81,559)	(173,279)
Investment in joint ventures	(22,557)	(8,816)
Payments for property related deposits	(4,792)	(1,642)
Distributions received from joint venture investments	208	815
Proceeds from the sale of investment properties	10,974	2,808
Disposal costs on the sale of investment properties	(890)	-
<b>Net cash used in investing activities</b>	<b>(98,616)</b>	<b>(180,114)</b>
<i>Cash flow from financing activities</i>		
Proceeds from issue of unit capital	87,230	70,521
Payment of issue costs	(542)	(3,076)
Payment of transaction costs related to loans and borrowings	(2,142)	(1,207)
Gross proceeds from secured bank loans	38,039	38,585
Payment of security deposits	-	(280)
Payment of interest reserve	(1,143)	-
Distributions paid	(3,581)	(7,670)
Bank loan repayments	(3,206)	(795)
<b>Net cash flow from financing activities</b>	<b>114,655</b>	<b>96,078</b>
Net increase/(decrease) in cash and cash equivalents	9,911	(91,030)
Cash and cash equivalents at beginning of period	42,772	122,880
Effect of exchange rate fluctuations on cash held	(3,284)	10,922
<b>Cash and cash equivalents at end of period</b>	<b>49,399</b>	<b>42,772</b>

## (f) Unaudited Pro Forma Consolidated Statements of Financial Position

*Unaudited Pro Forma post 30 June 2014 Debt Statement of Financial Position*

As at 30 June 2014 the Fund had consolidated debt with a face value of \$79.6 million. Post balance date to 31 October 2014 the Fund has increased its debt by \$44.3 million, based on 30 June 2014 exchange rate. The following pro-forma statement of financial position illustrates the Fund's financial position assuming this debt had been raised as at 30 June 2014.

\$'000	Actual 30 June 2014 (reviewed)	Pro Forma Adjustment Post 30 June 2014 Debt	Pro Forma Post 30 June 2014 Debt Statement of Financial Position
Cash and cash equivalents	49,399	44,349	93,748
Other current assets	9,780	-	9,780
<b>Total current assets</b>	<b>59,179</b>	<b>44,349</b>	<b>103,528</b>
<b>Total non current assets</b>	<b>467,356</b>	-	<b>467,356</b>
<b>Total assets</b>	<b>526,535</b>	<b>44,349</b>	<b>570,884</b>
<b>Total current liabilities</b>	<b>28,459</b>	-	<b>28,459</b>
Deferred tax liabilities	21,075	-	21,075
Other non current liabilities	133	-	133
Borrowings	72,764	44,349	117,113
<b>Total non current liabilities</b>	<b>93,972</b>	<b>44,349</b>	<b>138,321</b>
<b>Total liabilities</b>	<b>122,431</b>	<b>44,349</b>	<b>166,780</b>
<b>Net assets</b>	<b>404,104</b>	-	<b>404,104</b>

*Unaudited Pro Forma post 30 June 2014 Debt and Post Offer Statement of Financial Position*

The following pro forma statement of financial position illustrates the impact on the Fund's financial position as at 30 June 2014, assuming an opening position which includes the post 30 June 2014 debt raising per the previous table and adjustments to reflect completion of the Offer and expenditure of funds associated with the Offer as at that date.

\$'000	Pro Forma Post 30 June 2014 Debt Statement of Financial Position	Pro Forma Adjustment \$50 million Offer <sup>1</sup>	Pro Forma \$50 million <sup>1</sup> Statement of Financial Position	Pro Forma Adjustment \$150 million Offer <sup>2</sup>	Pro Forma \$150 million <sup>2</sup> Statement of Financial Position
Cash and cash equivalents	93,748	48,600	142,348	146,500	240,248
Other current assets	9,780	-	9,780	-	9,780
<b>Total current assets</b>	<b>103,528</b>	<b>48,600</b>	<b>152,128</b>	<b>146,500</b>	<b>250,028</b>
<b>Total non current assets</b>	<b>467,356</b>	<b>-</b>	<b>467,356</b>	<b>-</b>	<b>467,356</b>
<b>Total assets</b>	<b>570,884</b>	<b>48,600</b>	<b>619,484</b>	<b>146,500</b>	<b>717,384</b>
<b>Total current liabilities</b>	<b>28,459</b>	<b>-</b>	<b>28,459</b>	<b>-</b>	<b>28,459</b>
Deferred tax liabilities	21,075	-	21,075	-	21,075
Other non current liabilities	133	-	133	-	133
Borrowings	117,113	48,600	165,713	146,500	263,613
<b>Total non current liabilities</b>	<b>138,321</b>	<b>48,600</b>	<b>186,921</b>	<b>146,500</b>	<b>284,821</b>
<b>Total liabilities</b>	<b>166,780</b>	<b>48,600</b>	<b>215,380</b>	<b>146,500</b>	<b>313,280</b>
<b>Net assets</b>	<b>404,104</b>	<b>-</b>	<b>404,104</b>	<b>-</b>	<b>404,104</b>

1. Assumes a capital raising under the Offer of 500,000 URF Notes (the minimum size of the Offer) to raise \$50 million and associated Offer costs of approximately \$1.4 million, inclusive of the 45% portion of the full input tax credit not entitled to.
2. Assumes a capital raising under the Offer of 1,500,000 URF Notes (the maximum size of the Offer including the maximum potential oversubscriptions under the Offer) to raise \$150 million and associated Offer costs of approximately \$3.5 million, inclusive of the 45% portion of the full input tax credit not entitled to.

## (g) Historical and Pro Forma Financial Ratios

The Corporations Act (as modified by ASIC Class Order [CO 10/321]) requires that a prospectus offering “vanilla bonds” to investors include disclosure regarding the Gearing Ratio, Interest Cover and Working Capital Ratio for an issuer on a consolidated basis. The URF Notes are not “vanilla bonds” within the meaning of the Corporations Act. Nevertheless, to assist potential investors to understand the financial position and performance of URF, the following disclosure regarding these ratios has been included. Information on the Fund’s leverage ratio, being the traditional ratio adopted by the Fund to establish its maximum long term target gearing level of approximately 50%, is also provided below.

The ratios included below have been calculated based on the reviewed consolidated statement of financial position as at 30 June 2014; the reviewed consolidated profit and loss statement for the six months to 30 June 2014; the unaudited pro forma consolidated statement of financial position as at 30 June 2014 incorporating the debt raised post this date to 31 October 2014; and the unaudited pro forma consolidated statement of financial position as at 30 June 2014 assuming the post debt raised and completion of the Offer and expenditure of funds associated with the Offer. Ratios have been provided for the purposes of this Prospectus only, based on the assumptions outlined, and will not be specified in the financial statements reported by the Fund.

	Reviewed 6 month period ended 30 June 2014	Pro Forma Post 30 June 2014 Debt	Pro Forma Post 30 June debt and \$50 million Offer	Pro Forma Post 30 June debt and \$150 million Offer
Leverage ratio	15%	22%	28%	38%
Leverage ratio (look through) <sup>1</sup>	24%	29%	35%	43%
Gearing ratio	30%	41%	54%	78%
Gearing ratio (look through) <sup>2</sup>	46%	57%	69%	94%
Interest cover <sup>3</sup> (6 months to 30 June 2014)	3.5	1.9 <sup>4</sup>	1.1	0.6 <sup>5</sup>
Working capital ratio	2.1	2.1	2.1	2.1

1. The look through leverage ratio includes the Fund’s proportional share of gross debt and gross assets in its equity accounted joint venture investments.
2. The look through gearing ratio includes the Fund’s proportional share of liabilities and equity in its equity accounted joint venture investments.
3. EBITDA used in the 30 June 2014 interest cover calculation includes unrealised fair value movement in investment properties of \$10.4 million (non cash) and a normalisation adjustment to reverse \$0.9 million of professional fees that are considered one-off in nature. If the non cash fair unrealised value movement were removed, the EBITDA for the six months to 30 June 2014 and therefore the interest cover ratio would be negative.
4. Includes interest (nil earnings) on \$44.3 million of debt issued between 30 June 2014 and 31 October 2014 calculated at the current rate of these debt instruments exchanged at the average exchange rate for the six months to 30 June 2014.
5. Interest on URF Notes is calculated at 7.75% per annum on their Face Value plus periodic amortisation of capitalised Offer costs and is included for six months.

The following table illustrates adjustments made to the EBITDA and Net Interest for the relevant periods.

\$'000	6 months to 30 June 2014
Interest Income	244
Interest Expense	(33)
Capitalised interest <sup>1</sup>	(1,604)
<b>Net Interest</b>	<b>(1,393)</b>
Profit/(Loss) before income tax	2,612
Adjustment to reverse non-recurring costs	902
Net Interest	1,393
Depreciation and amortization	-
<b>EBITDA</b>	<b>4,907</b>

1. Interest related to construction and renovation of Portfolio properties capitalised against fair value movement of investment properties

#### *Gearing Ratio and Leverage Ratio*

$$\text{Gearing Ratio} = \frac{\text{Total liabilities}}{\text{Total equity}}$$

The Gearing Ratio is in the form for a prospectus offering “vanilla bonds”. The Gearing Ratio does not represent the traditional gearing ratio adopted by the Fund or the industry, which has been included as the Leverage Ratio below.

The Leverage Ratio is the traditional ratio adopted by the Fund for the purposes of establishing its maximum target long term gearing ratio of approximately 50%.

$$\text{Leverage Ratio} = \frac{\text{Gross Debt}}{\text{Gross Assets}}$$

The Gearing Ratio and the Leverage Ratio indicate the extent to which the assets of the Issuer are funded by debt. Generally, a higher ratio indicates greater use of borrowings to fund a business.

Look through ratios provide the full exposure of the Fund to debt instruments, including underlying entities accounted as equity investments, and the extent to which total assets of the Issuer are funded by debt.

#### *Interest Cover*

$$\text{Interest Cover} = \frac{\text{EBITDA}}{\text{Net interest expense}}$$

Interest Cover gives an indication of the Issuer's ability to meet its interest payments from earnings. It therefore provides important information about the Issuer's financial sustainability and the risks associated with the Issuer's level of borrowings. A low Interest Cover may indicate that the Issuer could face difficulties in servicing its debt if earnings decrease or interest rates increase and the Issuer does not have access to sufficient cash reserves to service that debt.

#### *Working Capital Ratio*

$$\text{Working Capital Ratio} = \frac{\text{Current assets}}{\text{Current liabilities}}$$

A Working Capital Ratio indicates whether the issuer has sufficient short-term assets to meet its short-term liabilities. Generally, a higher ratio indicates a greater ability to meet liabilities over the short term (including unexpected liabilities).

(h) Significant Accounting Policies

The accounting policies listed below represent the significant accounting policies which have been adopted in the preparation of the Financial Information set out in this Section 2.

(i) *Basis of Consolidation*

The consolidated entity incorporates US Masters Residential Property Fund and the entities it controls (**Subsidiaries**) (together the **Fund** or **Group**). Control is achieved when US Masters Residential Property Fund:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

Income and expense of subsidiaries acquired or disposed of during the year are included in the consolidated profit and loss statement from the effective date of acquisition and up to the effective date of disposal, as appropriate. Total comprehensive income of subsidiaries is attributed to the owners and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group.

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Group.

(ii) *Foreign Currencies*

a. *Translation of Foreign Currency Transactions*

The functional and presentation currency of the Fund is Australian dollars. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies that are outstanding at the reporting date are retranslated at the rate of exchange ruling at the Statement of Financial Position date.

Exchange differences on monetary items are recognised through profit and loss in the period in which they arise. Differences arising on a monetary item forming part of the net investment in a foreign operation are taken to the foreign currency translation reserve on consolidation.

b. *Translation of Financial Reports of Foreign Operations*

The functional currency of US Masters Residential Property Fund's subsidiaries is United States dollars. As at the reporting date, the assets and liabilities of these entities are translated into Australian dollars at the rate of exchange ruling at the Statement of Financial Position date and, other than fair value gains/losses on investment properties, the Profit and Loss Statement is translated at the average exchange rates for the year. Fair value gains/losses on investment



properties are translated using the exchange rate prevailing on the date the directors determine the fair value of the underlying properties

Foreign currency differences are recognised in other comprehensive income, and presented in the foreign currency translation reserve in equity.

*(iii) Investment Property*

*a. Recognition and Measurement*

Investment property comprising residential real estate assets held to earn rental income and/or for capital appreciation is measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value, representing the assessed amount that would be received to sell the asset in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. The best evidence of fair value is given by current prices in an active market for a similar property in the same location and condition. Changes in the fair value of investment property are recorded in profit or loss as and when they arise.

*b. Determination of Fair Value*

At each reporting date, the fair values of investment properties are assessed using management's knowledge of relevant market factors impacting the residential markets in which the Fund invests, and supported by engagement of suitable qualified external property valuers to assist in determination of active market prices (fair values). Properties are categorised into homogeneous groupings displaying similar characteristics for the purpose of assessing fair value movements.

*c. Held for Sale*

At balance date, investment properties that are under contract for sale are classified as held for sale. These contracts are expected to be settled within 12 months of the balance date. Investment properties classified as held for sale are presented separately in the consolidated statement of financial position as a current asset.

*(iv) Interests in Joint Venture Entities*

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Fund reports its interests in jointly controlled entities using the equity method. Under this method, an investment in a joint venture is initially recognised at cost and adjusted thereafter to recognise the Fund's share of the profit or loss and other comprehensive income of the joint venture.

*(v) Taxes*

Under current Australian income tax legislation, the Fund is not liable to pay income tax provided Unitholders are presently entitled to the Fund's distributable income and its taxable income (including assessable realised capital gains) is fully distributed to Unitholders.

The Fund's US subsidiary, US Masters Residential Property (USA) Fund (**US REIT**), has elected to be taxed as a US real estate investment trust (**REIT**) under US federal taxation law, and on this basis should generally not be subject to US income taxes on that portion of the US REIT's taxable income or capital gains which are distributed to the US REIT's Shareholders, provided that the US REIT has complied with and continues to comply with the requirements of the Code and maintains its REIT status.

The US REIT may ultimately realise a capital gain or loss on disposal which may result in a US income tax liability to the Fund if the proceeds from disposal are not reinvested in a qualifying asset and certain other requirements are met.

If the capital gain is realised, it may give rise to a foreign income tax offset which may be available to Unitholders. A deferred tax liability is recognised based on the temporary difference between the carrying amount of the assets in the Statement of Financial Position and their associated tax cost bases.

A current tax liability is recognised in the financial statements for realised gains on disposals of US investment properties, except where the proceeds of such disposals are reinvested in a qualifying asset and certain other requirements are met.

*(vi) Cash and Cash Equivalents*

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

*(vii) Receivables*

Receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Receivables are initially recognised at fair value plus any directly attributable transaction costs. Subsequently receivables are measured at amortised cost using the effective interest method less impairment losses.

*(viii) Payables*

Liabilities for creditors are carried at cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the Fund.

*(ix) Other Financial Liabilities Including Borrowings Costs*

Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs.

Other financial liabilities, including borrowings, are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

*(x) Impairment of Assets*

The directors of the Responsible Entity assess at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, an estimate is made of the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, through profit and loss.

*(xi) Revenue*

*a. Rental Income*

Rental income from operating leases where the Group is a lessor is recognised in profit and loss on a straight-line basis over the lease term.

Costs that are directly associated with negotiating and executing the ongoing renewal of tenant lease agreements (including commissions, legal fees and costs of preparing and processing documentation for new leases) are deferred and amortised on a straight-line basis over the lease term.

*b. Interest Income*

Interest income is recognised as the interest accrues using the effective interest rate method.

*(xii) Critical Accounting Estimates and Judgments*

In the application of the Fund's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Accounting policies which are subject to significant accounting estimates and judgements include estimation of fair value of Investment Properties.

**2.11. Board of Responsible Entity****Daryl Dixon, BA (Hons) (UQ), MA (Hons) (Cambridge)  
Executive Chairman**

Daryl is a graduate in economics and arts from the University of Queensland and Cambridge University, and the founder of Dixon Advisory Group. Daryl has extensive experience in the areas of taxation, retirement incomes and social welfare policy. He is known in Australia as a leading financial expert, particularly in the area of superannuation.

Daryl has special expertise in personal and self managed super fund strategies, as well as extensive experience as a direct share investor in his own right.

Daryl is Executive Chairman of the responsible entity for the Fund and a director of Australian Masters Yield Funds No 1-3 and Australian Masters Corporate Bond Fund No 5. Daryl has worked previously for the International Monetary Fund, the Federal Treasury, Department of Finance and the Social Welfare Policy Secretariat. Daryl was also a member of the Fraser Government's Occupational Superannuation Task Force.

**Maximilian Walsh, AM, BEc (Sydney)  
Deputy Chairman**

Max is regarded as one of Australia's leading economists and business journalists. He has specialised experience in the areas of business, economics and politics in a journalistic career spanning nearly 50 years. Amongst numerous previous executive roles, he was editor and managing editor of The Australian Financial Review and Editor-in-Chief of The Bulletin. He also served on the board of Northern Star TV (predecessor to Channel Ten).

Max is currently Deputy Chairman of the responsible entity for the Fund and Chairman of the Australian Masters Yield Fund Series 1-3 and the Australian Masters Corporate Bond Fund No 5. He is Non Executive Chairman of Asian Masters Fund Limited and Global Resource Masters Fund Limited. Max is also a director of Australian Governance Masters Index Fund Limited. He sits on the advisory board of Emerging Markets Masters Fund and US Select Private Opportunities Fund II.

**Alan Dixon, BCom (ANU), CA  
Managing Director & CEO, Dixon Advisory USA**

Alan has been providing financial advisory services to corporations, institutions and individuals for more than 19 years. He commenced his career at Price Waterhouse chartered accountants and then held various roles in Investment Banking and Funds Management.

He became Managing Director of Dixon Advisory Group in 2001 before becoming Managing Director & Chief Executive Officer of Dixon Advisory USA in 2012.

Alan currently serves as a director of the Australian Masters Yield Funds 1-3 and the Australian Corporate Bond Fund No 5. He sits on the advisory board of US Select Private Opportunities Fund I & II. Alan is also a trustee of the US REIT.

Alan has a Bachelor of Commerce from the Australian National University and is a Member of the Institute of Chartered Accountants in Australia. He is also a SPAA Accredited SMSF Specialist Advisor™.

**Alex MacLachlan, BA (Cornell), MBA (Wharton)**  
**Managing Director, CEO – Funds Management Dixon Advisory**

Alex joined the Dixon Advisory Group in 2008 to lead the then newly formed Funds management division. Alex focused the efforts of the Funds Management division on providing Dixon Advisory clients with access to asset classes and investment opportunities that would normally only be available to institutional investors. From funds under management of under \$100 million at the time of his start, Alex has grown the Funds Management division to over \$1.8 billion of funds under management today, with investments across residential and commercial property, fixed income, private equity, and listed equities and commodities.

Prior to joining Dixon Advisory, Alex was an investment banker at UBS, where he rose to Head of Energy for Australasia. During his tenure in investment banking, Alex worked on more than \$100 billion in mergers and acquisitions and capital markets transactions, advising some of the world's leading companies.

Alex is chairman of the responsible entity for Australian Property Opportunities Fund I & II and managing director of the Global Resource Masters Fund Limited. Alex is also a director of the Australian Masters Yield Fund Series, the Australian Corporate Bond Fund Services and the Asian Masters Fund Limited. Alex is also a trustee of the US REIT.

Alex has a Bachelor of Arts from Cornell University and a Master of Business Administration from The Wharton School, University of Pennsylvania.

**Chris Brown, BChem Eng (Hons) (Sydney), BCom (Sydney)**  
**Managing Director & CEO, Dixon Advisory Australia**

Prior to joining the Dixon Advisory Group, Chris was an Executive Director at UBS AG in the Investment Banking Division in Sydney. Over his 8 years at UBS, he provided capital markets and mergers & acquisitions advice to many different public and private companies in Australia and overseas. Chris specialised in providing this advice to industrial, utility, infrastructure, property and financial companies. Chris spent several years in the UBS Mergers & Acquisitions Group in New York working on transactions in chemicals, healthcare, consumer products, media, telecoms, technology, insurance and utilities. Prior to joining UBS, Chris also worked in the Investment Banking division of ABN AMRO where he focused on mergers & acquisitions along with capital markets advice to companies in the Australian property sector.

Before his career in investment banking, Chris worked for a Sydney based property funds management company and a chemical engineering and design company. Chris has a Bachelor of Chemical Engineering with 1st class honours and a Bachelor of Commerce both from Sydney University.

Chris is a director of the Australian Masters Yield Fund Series and the Australian Masters Corporate Bond Fund No 5.

**Tristan O'Connell, BCom (ANU), CPA**  
**Finance Director, Dixon Advisory**

Tristan joined the Dixon Advisory Group in 2005 after 10 years' experience in corporate financial and management roles within the wholesale financial markets industry and is currently a director of the relevant responsible entity for each of the Emerging Markets Masters Fund, Australian Property Opportunities Fund I & II and US Select Private Opportunities Fund I & II. Tristan is also a trustee of the US REIT.

Tristan's previous roles included Financial Controller of Tullett Prebon in Australia, one of the world's leading inter-dealer broker firms specialising in over-the-counter interest rate, foreign exchange, energy and credit derivatives. Tristan subsequently held senior finance roles for the Tullett Prebon Group in Singapore and London. Tristan returned to Australia to be responsible for the financial management and growth of Dixon Advisory.

Tristan has a Bachelor of Commerce from the Australian National University, is a member of CPA Australia and is a Fellow of the Financial Services Institute of Australasia.

## 2.12. US Executive Team

### **Phillip Lois, BChem (Hons I) (Sydney), BCom (Sydney) Chief Financial Officer, US Properties**

Phil is responsible for all the finance functions of the Fund, ensuring that the fund's financial controls, reporting and management processes are of the highest standard. Prior to his current role, he worked in the Funds Management and Property Advisory divisions of the Dixon Advisory Group. Phil played a key role in the execution of the Fund's initial public offering and has been heavily involved in the ongoing management of the Fund. Phil is also a trustee of the US REIT.

Prior to joining the Dixon Advisory Group, Phil was an investment banker at UBS AG in the natural resources sector, where he worked with many of Australia's and the world's leading natural resources companies, advising and executing on mergers and acquisitions and capital markets transactions.

Phil holds a Bachelor of Commerce majoring in accounting and finance and a Bachelor of Chemical Engineering from the University of Sydney.

### **Priscilla Lebron Director, Property Management**

Priscilla has spent over 13 years in residential real estate management in the New York metropolitan area. Priscilla currently leads the team of 8 property professionals who are responsible for all aspects of leasing and property management. She has extensive experience in all the major property types including high rise apartments, town homes and freestanding houses.

Previously Priscilla was responsible for managing a 1,500 unit apartment building complex in Queens, New York with over 55 staff. Over the years, Priscilla has been instrumental in the process of implementing methods that have proved to work on large apartment buildings to the individual residential housing market. This is crucial to achieving the long term property management goals for the Fund.

### **Ezequiel Ortiz Director, Acquisitions**

Zeke brings 12 years of experience in Hudson County real estate. Through his career, Zeke has completed over \$50 million of property transactions and 300 appraisals of New Jersey Property. Zeke is responsible for the co-ordination and management of the acquisition and evaluation teams to ensure a highly streamlined process for the identification, evaluation and acquisition of Hudson County Real Estate for the Fund.

Since joining Dixon Advisory USA, Zeke has worked to provide a consistent and dependable set of methodology for the Acquisition team to achieve the highest quality results on a timely basis. Prior to joining the Fund Zeke has held positions across valuations, sales, brokerage and construction roles. Zeke is a licensed New Jersey Real Estate Broker.

### **Matthew Lusky BSc (Cornell) Acquisitions Manager**

Matt joined Dixon Advisory USA from Bramhall Summit Management, a New Jersey based property management company, where he was responsible for day to day operations including rental and construction management. Prior to this, Matt was a Leasing Manager for Avalon Bay Communities, where his team managed a 500 unit property portfolio.

Matt has a Bachelor of Science (Biology, Concentrated Applied Economics and Business Management) from Cornell University.

### **Charlaine Mercado, BA (Stony Brook) Acquisitions Manager**

Charlaine joins the Fund from Weichert Realtors, where she was a real estate agent and involved in over \$50 million of real estate transactions. Charlaine was also previously a real estate agent at Liberty Realty. She commenced her career in the investment banking industry at Morgan Stanley.

Charlaine has a Bachelor of Arts from Stony Brook University.

### 2.13. Borrowings Policy

The Fund, US REIT and its directly or indirectly owned subsidiaries may borrow, or assume debt, to fund the purchase or renovation of properties or any other purpose consistent with the Fund's objectives. Any borrowings undertaken by US REIT may be secured against the properties held by the US REIT. As at the date of this Prospectus, US REIT and its subsidiaries has US\$116.9 million of secured debt outstanding and US\$59.1 million of secured debt at the joint venture level (US REIT proportion).

This debt has been obtained in tranches with security limited to designated properties rather than all assets held by US REIT or the relevant borrowers (other than in respect of limited warranties given by US REIT).

The Fund has a finance and borrowing policy that addresses the Fund's approach to managing risks associated with borrowing. The policy includes the following key elements in relation to borrowings:

- (a) the Fund seeks to maintain a target consolidated long-term leverage ratio of 50%. This ratio is calculated using the formula for Leverage Ratio set out in Section 2.10(g); and
- (b) the Fund seeks to maintain diversity of funding sources, maturities, and terms in order to optimise its capital structure and manage risk. As such, the Fund maintains flexibility as to the structure, domicile and currency of its borrowings. The Fund may also, on a temporary basis, maintain a consolidated long-term leverage ratio that exceeds its target ratio of 50%.

In light of above and recognising current market conditions, the URF Notes will be raised at the Fund level in Australian dollars.

The Responsible Entity regularly monitors this policy and may, from time to time, amend the policy as it sees appropriate in light of future circumstances and market conditions.

Specifically in relation to URF Notes, the Issuer may, at its absolute discretion but subject to the Terms, seek to Redeem or partially repay all URF Notes from the First Call Date and on any Interest Payment Date after the First Call Date. With the proceeds raised from the issue of URF Notes, the Issuer expects to complete further renovations and make more of the Fund's Portfolio assets available to lease. As additional properties are leased to tenants, they may be used as security for debt funding sourced from the US, and the Fund may consider utilising some or all of that debt funding to refinance all or part of URF Notes.

### 2.14. Risk Management Policy

The Responsible Entity has a risk management process in place that includes maintaining a compliance plan (which is audited every year) and a compliance committee. The compliance plan sets out how the Responsible Entity will ensure compliance with both the Corporations Act and the Fund's Constitution when operating the Fund. The compliance committee, comprising a majority of members who are independent of the Responsible Entity (one representative from the Responsible Entity and two external representatives), monitors compliance with the compliance plan.

The risk management processes of the Fund include a comprehensive compliance framework including compliance policy, training and monitoring elements. The compliance plan of the Fund, lodged with and available from ASIC, is audited externally on an annual basis, in addition to an annual audit of financial statements.

### 2.15. Foreign Exchange Hedging Policy

The Fund receives income streams and holds assets which are denominated in US dollars. The obligations to pay Interest and the Face Value on Redemption of URF Notes are Australian dollar obligations. The Fund does not presently intend to hedge these for currency risk. The Fund may re-evaluate the hedging policy in the event of changes to prevailing exchange rates, economic conditions and the Fund's circumstances. As the majority of the underlying assets of the Fund are currently denominated in US dollars and will continue to be denominated in US dollars, the value of the assets held by the Fund (expressed in Australian dollars) and the US dollar equivalent of the Australian dollar amounts to be paid as Interest and on redemption of the URF Notes fluctuate with changes in the exchange rate between the Australian dollar and the US dollar.

Any US dollar denominated borrowings taken out by the Fund will act as a natural hedge against this foreign currency exposure. URF Notes are denominated in Australian dollars and as such, the leverage ratio of the Fund will be impacted by changes in the exchange rate, along with other Fund specific factors.

## **2.16. Capital Management Policy**

Subject to any restrictions imposed under the Corporations Act, Listing Rules and the Fund's Constitution, the Fund aims to apply active capital management strategies.

The Fund may undertake a buyback of its Units in the event that they trade at a sizeable discount to NAV backing. The Fund will need to obtain Unitholder approval for the buyback and comply with any Corporations Act, Listing Rules and Constitution restrictions if it intends to buyback more than 10% of the smallest number of Units on issue over the previous 12 months. To fund the buyback of Units, the Fund may employ gearing and/or look to liquidate some of its investments.

## **2.17. Distribution Policy**

The Fund intends to distribute 100% of its operating income (which excludes unrealised gains and losses) and will consider distributing greater amounts, assessed each half-year period at the discretion of the Responsible Entity.

## **2.18. Valuation and Appraisal Policy**

Investment property is measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value, representing the assessed amount that would be received to sell the asset in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. The best evidence of fair value is given by current prices in an active market for a similar property in the same location and condition. Changes in the fair value of investment properties are recorded through the profit and loss as and when they arise. The Fund engages suitably qualified independent valuers to assist in their assessment of fair market value at each reporting date.

## **2.19. Raising Further Capital**

The Fund may, at a future date, decide to raise further capital by issuing further Units in the Fund. A further issue may, for example, be contemplated if there is significant demand for investment in the Fund, there remain attractive opportunities for investment in US residential property which the Responsible Entity can pursue with additional capital and/or it is beneficial to existing Unitholders to do so.

## **2.20. Raising Further URF Notes**

The Fund may, at a future date, decide to raise further URF Notes or other debt in the Fund or its controlled entities. A further issue may be contemplated if there is demand for investment in URF Notes within the Fund's borrowing policy parameters.



### 3. Risks

#### 3.1. Introduction

An investment in the URF Notes issued by the Issuer will be exposed to a number of risks, which may either individually, or in combination, materially and adversely affect the future operating and financial performance of the Issuer, its investment returns and the value of an investment in URF Notes.

Risks that the Directors believe are key risks associated with URF Notes specifically are described in Section 3.2 below. Specific investment risks related to the business conducted by the Issuer are set out in Section 3.3. General investment risks are discussed in Section 3.4.

Prospective investors should be aware that this is not an exhaustive list of the risks associated with an investment in the URF Notes and should be considered in conjunction with other information disclosed in this Prospectus. Investors should also note that the occurrence or consequences of some of the risks described in this section of the Prospectus are partially or completely outside the control of the Issuer and the Directors. There can be no guarantee that the Issuer will achieve its stated objectives or that any forward looking statements or forecasts contained in this Prospectus will be realised or otherwise eventuate.

Investors should have regard to their own investment objectives and financial circumstances, and should consider seeking professional guidance from their stockbroker, solicitor, accountant or other independent professional advisor before deciding whether to invest.

#### 3.2. Risks Associated with URF Notes Specifically

##### (a) Holders of URF Notes are Subordinated and Unsecured Creditors

If the Issuer becomes insolvent, URF Noteholders' claims will rank after the claims of any secured creditors and creditors preferred by law.

URF Notes are unsecured liabilities and will effectively rank, in an Insolvency Event (for example, if a liquidator is appointed to wind up URF):

- behind senior debt;
- behind unsecured creditors preferred by law;
- pari passu (the same as) other unsecured creditors of the Issuer; and
- ahead of ordinary units in URF.

At 30 June 2014 URF had no debt. However, taking account of its controlled entities, URF had \$79.6 million of consolidated debt (excluding capitalised debt raising costs) and an additional \$62.6 million of debt in its joint venture investments (URF proportional interest only). Post 30 June 2014 increased its consolidated debt by \$44.3 million (based on 30 June 2014 exchange rates).

If at any time an Insolvency Event occurs in relation to the Fund, any amount owing to URF Noteholders will only be paid after all amounts owing to all other creditors ranking ahead of URF Noteholders have been paid.

If, after the claims of creditors preferred by law and secured creditors are satisfied there are insufficient assets, there is a risk that you may lose some or all of the money you invested in URF Notes.

While debt has been incurred by its controlled entities (see above), at the date of this Prospectus the Issuer had no debt incurred directly by URF (as opposed to debt incurred through its controlled entities). Therefore, at the date of this Prospectus, no debt at the Issuer level ranks in priority to the debt owing to URF Noteholders.

However, as your claim is only against the Issuer, it is only recoverable out of the assets of the Issuer, being the Issuer's investments in its controlled entities and its cash reserves. Accordingly, any debt or

liabilities of these controlled entities will effectively rank ahead of your claim in relation to the ability to recover your claim from the assets of those entities.

(b) The Issuer may Fail to pay Interest and/or Repay the Face Value

Depending upon its performance and financial position, the Issuer may fail to pay some or all of the Interest or repayment of the Face Value on URF Notes Section 2.10(g) outlines the Fund's Interest Cover ratio, calculated depending on the amount raised under this Offer. A low Interest Cover may indicate that the Issuer could face difficulties in servicing its debt if earnings decrease or interest rates increase and the Issuer does not have sufficient cash reserves to service the debt.

If the Issuer does not repay some or all of the Face Value, this means that you may lose some or all of the money you invested in URF Notes.

If an event of default occurs and is subsisting, the URF Note Trustee may declare that all URF Notes are to be Redeemed for their Face Value plus any unpaid Interest plus any final Interest payment for the last Interest Period and may make a claim for this amount in the winding-up of the Issuer.

The URF Note Trustee can only be required to take enforcement action if it is indemnified to its reasonable satisfaction. There is a risk that, if it were not so indemnified the URF Note Trustee would not take enforcement action.

(c) URF Notes do not Mature Until 2019

URF Notes do not mature until the date five years after the Issue Date, expected to be approximately 24 December 2019. The Issuer has the right to Redeem part or all of the Face Value of all URF Notes on the First Call Date, being the third anniversary of the Issue Date expected to be 24 December 2017 and/or any Interest Payment Date after the First Call Date. In the event that the timetable is changed, on announcement of completion of the Offer the final Maturity Date and First Call Date will be advised.

The Issuer may redeem all but not part of the Face Value of all URF Notes at any time following a Tax Event or a Change of Control Event. However, the Issuer is not required to do so even if one of these events occurs.

As a result, there is a risk that you will not receive repayment of the Face Value before 2019, and there is also a risk that the business, financial position and financial performance of the Issuer will change significantly over this period.

To realise your investment, once the URF Notes are listed on the ASX, you can sell your URF Notes on the ASX at the prevailing market price. However, depending on market conditions at the time, it is possible that URF Notes may be trading at a market price below the Face Value and/or the market for URF Notes may not be liquid.

(d) The Issuer may Redeem URF Notes if Certain Events Occur

The Issuer has the right to Redeem part or all of the Face Value of all URF Notes on the First Call Date being the third anniversary of the Issue Date expected to be 24 December 2017 and/or any Interest Payment Date after the First Call Date.

The Issuer may redeem all but not part of the Face Value of all URF Notes at any time following a Tax Event or a Change of Control Event. However, the Issuer is not required to do so even if one of these events occurs.

Depending on market conditions at the time, you may not be able to reinvest the amount you receive on Redemption at a similar rate of return to the rate of return you expected on your URF Notes if you had held them until the Maturity Date and the timing or occurrence of the Redemption may not coincide with your individual preferences.

(e) Individual URF Noteholders are not Entitled to take Action to Require the Redemption of their URF Notes until 20 Business Days After the URF Note Trustee Fails to do so

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Unless the URF Note Trustee is obliged to take action to enforce the rights of the URF Noteholders under the Trust Deed and fails to do so within 20 Business Days, individual URF Noteholders are not entitled to take action to require the Redemption of their URF Notes. For a summary of the Trust Deed, including the circumstances in which the URF Note Trustee is required to take action to enforce the rights of the URF Noteholders, see Section 5.4.

To realise your investment, you can sell your URF Notes on ASX at the prevailing market price, unless the URF Notes have ceased to be Listed. However, even if the URF Notes are Listed, depending on market conditions at the time, URF Notes may be trading at a market price below the Face Value and/or the market for URF Notes may not be liquid.

(f) The Issuer may Raise more Debt and Issue Further Securities

The Issuer has the right to raise more debt and issue further securities that:

- have the same or different interest rates as URF Notes;
- have the same or different maturities as URF Notes;
- have the same or different terms and conditions as URF Notes; and
- rank for payment of principal or interest (including on insolvency) after, equally with, or ahead of URF Notes, whether or not secured.

Following completion of this Offer until the Redemption Date, the Issuer may issue further URF Notes at the discretion of the Responsible Entity within the leverage and other relevant policies of the Fund at the time of issue.

Any issue of further securities may affect your ability to recover Interest or Face Value due to you on an Insolvency Event occurring.

The Terms do not contain any covenants preventing the Issuer from raising more debt or issuing further securities, requiring the Issuer to refrain from certain business changes, or requiring the Issuer to operate within certain ratio limits.

A holding of URF Notes does not confer any right to participate in further issues of securities by the Issuer. In addition, URF and its controlled entities may issue securities with the same or different interest or distribution rates, maturities, or terms and conditions to URF Notes.

It is difficult to anticipate the effect such further debt or issues of securities by URF or its controlled entities may have on the market price or liquidity of URF Notes.

Controlled entities of the Issuer (including US REIT and its controlled entities) may raise more debt within the leverage and other relevant policies of the Fund from time to time. The Terms do not contain any covenants preventing US REIT or any of its controlled entities from raising more debt, requiring those entities to refrain from certain business changes or requiring those entities to operate within certain ratio limits.

As your claim is only against the Issuer, it is only recoverable out of the assets of the Issuer, being the Issuer's investments in US REIT and its cash reserves. Accordingly, any liabilities (of whatever rank) of US REIT and its controlled entities will effectively rank ahead of your claim in relation to the ability to recover your claim from the assets of those entities.

(g) The Market Price of URF Notes will Fluctuate

The Issuer will apply for quotation of URF Notes on the ASX. The market price of URF Notes on the ASX will fluctuate due to various factors, which may include:

- changes in Australian and international economic conditions, interest rates, credit margins, inflation rates and foreign exchanges rates;
- the performance or financial position of the Issuer;

- movements in the market price of equity and/or other debt issued by the Issuer or by other issuers;
- changes in investor perceptions and sentiment in relation to the Issuer, the property industry or the US economy; and
- other major Australian or international events such as hostilities and tensions and acts of terrorism.

URF Notes may trade at a market price below the Face Value from time to time and the market price may be more sensitive than that of equity (including Units) to changes in interest rates, credit margins and other market prices.

(h) The Liquidity of URF Notes may be Low

The market for URF Notes may not be liquid and may be less liquid than that of equity (including Units).

If liquidity is low, there is a risk that, if you wish to sell your URF Notes prior to the Maturity Date, you may not be able to do so at an acceptable price, or at all.

(i) The Issuer may Amend the Terms

The Issuer may amend the Terms in two ways:

- without the consent of URF Noteholders but with the approval of the URF Note Trustee and subject to compliance with relevant laws — if the amendment is of a formal, technical or minor nature; to cure an ambiguity or correct any manifest error; or necessary or expedient to comply with any applicable law; or
- with the consent of URF Noteholders — by a Special Resolution being passed.

In both cases, the Terms of all URF Notes will be amended. However, in particular in the latter case, URF Noteholders who did not vote with the majority will be subject to the amended Terms which may not coincide with their individual preferences.

(j) Breach of Trust Deed not an Event of Default

The Issuer has given undertakings to the URF Note Trustee under the Trust Deed. These include obligations imposed by Chapter 2L of the Corporations Act. A failure to comply with these obligations does not constitute an Event of Default entitling the URF Note Trustee to require early Redemption of URF Notes. If the Issuer fails to comply with its obligations under the Trust Deed, the rights of the URF Note Trustee are limited to contractual rights and rights at common law and in equity. These rights include the right to seek to recover damages suffered by URF Noteholders as a result of any breach and may in some circumstances include the ability to seek an order for specific performance of the obligations of the Issuer under the Trust Deed.

### 3.3. Risks Specific to the Business

(a) Risks of the US and New York Metropolitan Area Residential Property Market

Risks regarding an investment in US real estate and the New York metropolitan area, without limitation, include:

- further declines in the value of US real estate, both in the New York metropolitan area and across the broader property market in general;
- fluctuating vacancy rates and the ability of the US REIT to have the properties tenanted;
- a downturn in the US economy or a further recession that may place downward pressure on rents achievable in the marketplace and future capital growth prospects;
- the possibility of default by tenants on their obligations which would reduce the income to the Issuer, thereby reducing the amount available to pay interest;

- US interest rate fluctuations which may lead to further housing foreclosures; and
- any other factor which may impede the recovery of the US and specifically, the Hudson County, New Jersey and Brooklyn, Manhattan and Queens, New York residential property markets.

(b) Foreign Exchange Risk

The Issuer's investments are in the US residential property market through the Issuer's investment in the US REIT. The assets and liabilities of the US REIT and its controlled entities are denominated in US dollars. The URF Notes will form an Australian denominated liability for the Issuer.

The value of URF Notes may be affected by increases and decreases in the value of the US dollar whenever any of the US REIT's income is distributed to the Issuer or the value of the Issuer's net assets is calculated.

An increase in the value of the US dollar against the Australian dollar will mean the distributions from the US REIT and the value of the US REIT's investments less any liabilities will be worth more when converted into Australian dollars, but if the value of the US dollar falls against the Australian dollar those distributions and investments will be worth less in Australian dollar terms. Where the Issuer has opted to maintain some or all of the proceeds of the URF Notes Offer in Australian dollars, an increase in the US dollar against the Australian dollar will mean the proceeds of the URF Notes will be worth less at the US REIT level, but if the US dollar falls the value of the proceeds of the URF Notes will be worth more at the US REIT level.

The value of the Australian dollar has been subject to significant fluctuations with respect to the US dollar in the past and may be subject to significant fluctuations in the future.

The Responsible Entity does not currently intend to hedge, but at its absolute discretion may hedge, the potential foreign exchange impact of raising URF Notes in Australian dollars primarily intended to invest in the US REIT in US dollars. US dollar denominated debt provides a partial natural hedge to US dollar denominated assets. Where Australian dollar debt has been largely deployed in US dollars, an increase in the Australian dollar may adversely impact the Issuer's ability to repay interest and principal in relation to URF Notes. Conversely a decrease in the Australian dollar may positively impact the Issuer's ability to repay interest and principal in relation to URF Notes.

(c) Historical Negative Cash Flows

The Fund remains in a growth phase, with cash outflows, to finance the Fund's property acquisitions and renovations, of \$99 million and \$180 million for the six months to 30 June 2014 and 12 months to 31 December 2013. As at 30 June 2014, 52% of the Fund's freestanding properties by value were in various stages of renovation and therefore not generating rental revenue. As a result, the Fund experienced net operating cash outflows of \$6.1 million and \$7 million for the six months to 30 June 2014 and 12 months to 31 December 2013 respectively.

Proceeds from the Offer are currently primarily intended to be invested in the renovation of the Fund's Portfolio assets. As a result, while the Responsible Entity believes the Fund will be able to significantly increase its cash flow generation in the medium term, in the short term it is anticipated that the Fund will continue to experience negative cash outflows. See Section 2.3 for details.

Cashflows may be adversely affected by a number of factors including delays in implementing URF's renovation strategy, cost overruns in undertaking renovations, delays in leasing properties and a fall in market rents that can be achieved for the Issuer's properties.

The ability of the Issuer to pay Interest on the URF Notes will depend, among other things, on the Issuer retaining cash raised from the issue of URF Notes, rental income received by US REIT and its controlled entities, the proceeds of financing or refinancing by US REIT and its controlled entities or, if necessary, disposal of assets. Similarly, the ability of the Issuer to repay the Face Value at maturity will depend upon the Issuer having access to funds from the sources set out above or any replacement financing package obtained by URF by that date. There can be no certainty that the operating cash flow derived by US REIT and its controlled entities will be sufficient to meet obligations to pay Interest and to redeem the Face Value of the URF Notes at maturity.

## (d) Australian and US Taxation Laws and Accounting Standards

Under existing law, the US REIT has elected to be taxed as a REIT and it is intended that the US REIT will be owned and operated so it qualifies as a REIT under the Code. Given the highly technical and complex nature of the rules governing status as a REIT, the importance of factual determinations and the possibility of future changes in circumstances or law, no assurance can be given that the US REIT has qualified or remains qualified as a REIT.

The US laws relating to taxation of REITs are constantly being examined and any change to such laws could adversely affect the ability of the US REIT to qualify as a REIT for US federal income tax purposes. Any changes to the tax rate of the Issuer may affect the ability of the Issuer to pay Interest or redeem the URF Notes on the Maturity Date. In addition, changes to accounting standards by the Australian Accounting Standards Board may affect the reported earnings and financial position of the Issuer.

## (e) REIT Qualification and Double Tax Treaty Risks

Although the Issuer believes that, under current law, the US REIT has elected to be taxed as a REIT in a timely manner and it is intended that the US REIT will be owned and operated so that it will qualify as a REIT under the Code, because of the highly technical and complex nature of the rules governing status as a REIT, the importance of factual determinations, and the possibility of future changes in circumstances or law, no assurance can be given that the US REIT has qualified or will remain qualified, as a REIT under the Code.

Currently, distributions from the US REIT are expected to have some portion which is tax deferred. However, distributions from the US REIT and distributions from the Issuer could be adversely affected if the US REIT is not recognised under the US taxation laws as a REIT and the Issuer does not qualify as a regularly traded listed Australian property trust for the purposes of the protocol to the Double Tax Treaty.

If the US REIT were to fail to qualify for US federal income tax purposes as a REIT in any taxable year, its taxable income would be subject to US tax at regular corporate rates in that year and possibly in future years. This may significantly affect the amount of cash available for distribution. Unless entitled to relief under specific statutory provisions, the US REIT would be disqualified from re-electing taxation as a REIT for the four taxable years following the year during which qualification was lost.

For the US REIT to qualify as a REIT under the Code, no more than 50% of the value of its shares may be owned directly or indirectly, by five or fewer individuals (including holders of Units in the Issuer and other entities that are treated as individuals for these purposes) during the last half of any taxable year of the US REIT (**5/50% Rule**). If the US REIT were to fail to satisfy the 5/50% Rule, it is likely it would not qualify as a REIT and would be required to pay US federal income tax at ordinary corporate rates.

In general, if distributions are paid by a REIT to a non-US Unitholder and these distributions are not attributable to capital gains, they are subject to 30% US withholding tax to the extent of the US tax based earnings and profits (**Ordinary Dividends**). The Double Tax Treaty generally provides that Ordinary Dividends paid by a REIT to a regularly traded listed Australian property trust are generally subject to a 15% US withholding tax. There can be no assurance that the Fund will be "regularly" traded for this purpose. Furthermore, if the Issuer has reason to know that any Unitholder owns 5% or more of the beneficial interest in the Issuer, then the Unitholder will generally be deemed to hold a corresponding portion of the Issuer's interest in the US REIT and will be generally deemed to be beneficially entitled to the US REIT Ordinary Dividends paid on such interest. In general, the US REIT Ordinary Dividends paid in respect of such a Unitholder will be subject to a reduced 15% withholding tax rate only if:

- the Unitholder is an individual treated as owning an interest of not more than 10% in the US REIT;
- the Unitholder is treated as owning an interest of not more than 5% of any class of shares in the US REIT and the Ordinary Dividends are paid with respect to a class of shares that is publicly traded; or
- the Unitholder is treated as owning an interest of not more than 10% of the US REIT and the gross value of no single interest in real property held by the US REIT exceeds 10% of the gross value of the US REIT's total interest in real property.

The Issuer should not be liable to pay Australian income tax on the basis that the Unitholders will be presently entitled to all of the distributable income of the Issuer. The Issuer may be liable to pay income tax if, in any given year, it is classified as either a public trading trust or a corporate unit trust. If URF is classified as either a public trading trust or a corporate unit trust, the Issuer would be subject to Australian income tax at the corporate tax rate. This may affect the ability of the Issuer to pay Interest or redeem the URF Notes on the Maturity Date. Although the intention is that the Issuer should not be classified as a public trading trust or a corporate unit trust, the activities of the Issuer need to be reviewed on an annual basis to confirm that this is, in fact, the case.

(f) Other Tax Considerations

Changes in government legislation, including changes to the Double Tax Treaty, changes to taxation laws in the US and Australia, and changes in interpretation of the tax legislation by the US or Australian tax authorities, may affect future earnings and the relative attractiveness of investing in the Issuer. As substantially all of the investments in the Issuer are within the US and the Issuer is resident in Australia, changes to the tax laws in the US or Australia or interpretation of tax laws by US or Australian tax authorities may adversely impact the Issuer.

(g) Borrowing and Deposit Risk

The Issuer, indirectly through the US REIT has secured and intends to obtain further US dollar denominated borrowings. There is a risk that any loan will need to be repaid at short notice or cannot be replaced post expiry. The main reason for this would be if the US REIT breached its obligations to the lender or a new facility was not available in a timely way. The US REIT may then need to sell properties if a new facility could not be secured. This could be at a less than favourable time and have adverse tax implications. The Issuer (directly or indirectly) would explore obtaining replacement loans, but this may prove more difficult in some circumstances.

There is also a risk that the provider of the loan may not meet its obligations or may suffer financial difficulty.

The Issuer manages these borrowing risks by following strict investment and risk guidelines and dealing with respected lenders. It is important to note that borrowing may increase the potential return of the Issuer but may also increase its potential losses.

The Issuer also has US dollar denominated cash deposits. These cash deposits are not insured. The Issuer manages this deposit risk by only dealing with reputable financial institutions.

(h) Refinancing Risk

Unitholders are exposed to the risk that the Issuer, the US REIT, its subsidiaries and/or a joint venture entity the Issuer has invested in may not be able to refinance debt facilities it may enter into as they fall due, or that refinancing is only available on terms materially less favourable.

(i) Interest Rate Risk

In light of the debt obtained by the US REIT and its joint venture entities, changes in US interest rates may have a positive or negative impact directly on the income of the Issuer. Changes in interest rates may also affect the market more broadly and positively or negatively affect the value of the Issuer's underlying assets.

(j) Concentrated Geographic Focus

The Fund intends to continue to invest in the New York metropolitan area. The Issuer's performance will therefore be highly correlated to the performance of the property market in this area. If the property markets perform poorly, the Issuer's performance is likely to be affected.

(k) Future Acquisitions

The Issuer intends to continue to acquire properties. The rate at which this occurs will depend on market conditions and the availability of suitable real estate on appropriate terms at the time.

## (l) Regulatory Risk

Free-standing and multi-family properties are often subject to a range of local regulations (including statutory limitations on rental increase). Any changes to such regulations may adversely affect the Issuer's future income. The Issuer has in place strategies to appropriately manage the regulatory requirements and will only invest where the Issuer is satisfied that the benefits of the investment outweigh the additional regulatory requirements.

## (m) Joint Venture Risk

There is a risk that any joint venture partner of US REIT may fail to meet its obligations, including managing the properties appropriately, in accordance with the terms of the applicable joint venture agreement. While there are remedies available to the Issuer and the US REIT in the event of non-performance by its joint venture partners, the value of the assets held under the joint venture may be negatively impacted by the non-performance.

As investments are often made through a joint venture vehicle, the Issuer may not undertake or influence investment related decisions (including redistribution of any properties) without the consent of its fellow joint venture investor. This may limit the ability of the Issuer to redistribute an investment. As the Portfolio is comparatively large, there may be limitations on the ability of the Issuer to redistribute its returns in the joint venture portfolio as a whole.

**3.4. General / Other Risks**

## (a) Macroeconomic Risks

The US residential property market and the value of the assets of the Fund can be affected by changes in various macroeconomic conditions. Changes in the US or international economic, technological, political or regulatory environment, as well as inflation and market sentiment, can have a negative or positive impact on asset values.

The Fund always seeks to minimise these risks by drawing on the experience of the Responsible Entity as well as engaging its contacts and research in the marketplace.

## (b) Regulatory Risk

Changes in Government legislation, regulation and policy may affect future earnings and values of assets held by the Fund. Changes in accounting standards may also affect the reported earnings and financial position of the Fund in future financial periods.

## (c) Taxation Risk

Changes to the taxation laws and policies in Australia, the US or other relevant jurisdiction might adversely impact the Fund and/or URF Noteholders.

## (d) Counterparty Risk

There is a risk that counterparties which deal with the Fund and the US REIT do not perform their obligations which may affect the value of, and returns from, the Fund's assets and its ability to service and/or repay the URF Notes. The Fund seeks to reduce these risks by engaging only with reputable parties.

## (e) No Guarantee

Neither the Issuer, nor the Responsible Entity nor any other person gives a guarantee regarding the payment of interest or principal of URF Notes.

## (f) Litigation Risk

In the course of its operations, the Fund (directly or indirectly through the US REIT, a subsidiary of the US REIT or a joint venture arrangement) may be involved in disputes and litigation. The extent of such disputes and litigation cannot be ascertained at this time, but there are risks that costly disputes or litigation



may adversely affect the profitability of the Fund, value of its assets and ability to service and/or repay URF Notes.

(g) Force Majeure

Force majeure is the term generally used to refer to an event beyond the control of any party, including acts of God, fire, floods, earthquakes, hurricanes, blizzards, wars and strikes. These events may adversely affect the Fund and/or URF Noteholders.

(h) Key Personnel Risk

There is a risk that the departure of key staff or consultants with particular expertise in US Residential Property investment and management, whether they are staff or directors of the Fund, Responsible Entity, the US REIT, Dixon Advisory USA or Dixon Projects or, with respect to investment through joint ventures that are externally managed, the joint venture management entity, may have an adverse effect on the future earnings of the Issuer and value of the URF Notes.

## 4. Australian Tax Considerations

### 4.1. Australian Tax Considerations

This section of the Prospectus provides a general summary of the key Australian income tax consequences for individuals, companies and complying superannuation entities who subscribe for URF Notes pursuant to the Offer and hold the URF Notes on capital account for Australian tax purposes.

#### (a) Qualifications

This summary does not take into account the Australian tax consequences for URF Noteholders who acquire the URF Notes otherwise than pursuant to the Offer, or acquire the URF Notes in the course of trading or dealing in securities or otherwise hold the URF Notes on revenue account or as trading stock. In addition, this summary does not take into account the potential application of the Taxation of Financial Arrangement (TOFA) rules which may apply to a URF Noteholder, depending on the URF Noteholder's individual circumstances.

This is a general summary only and is not intended to be and should not be taken as definitive Australian tax advice to a URF Noteholder and does not consider all possible circumstances that may affect the position of each URF Noteholder. Applicants should be aware that the actual Australian tax implications of investing in the URF Notes may differ from those summarised in this Prospectus, depending on their individual circumstances. It is therefore recommended that Applicants seek independent professional advice having regard to their own specific circumstances in considering an investment in the URF Notes.

This summary is based on the Australian tax laws, regulations and administrative practice of the Australian Taxation Office as at the date of this Prospectus. Applicants should be aware that any changes (with either prospective or retrospective effect) to the tax laws, regulations and/or administrative practices may affect the tax treatment of the Fund and the URF Noteholders as described in this Prospectus.

#### (b) Interest Payable on URF Notes

##### ***Australian Residents***

Australian residents and non-Australian residents who hold the URF Notes in the course of carrying on business at or through a permanent establishment in Australia will be required to include interest payments in their assessable income.

##### ***Non-Residents***

Interest payable on the URF Notes to non-Australian residents or Australian residents who hold the URF Notes in the course of carrying on business at or through a permanent establishment offshore will be exempt from Australian interest withholding tax (IWT) where the conditions for exemption (summarised below) are satisfied. Where the conditions for exemption are not satisfied, IWT will apply at a rate of 10%.

##### ***Interest Withholding Tax Exemption***

Currently, the Australian tax law provides an exemption from IWT for certain publicly offered unit trust debentures (such as the URF Notes) where the following conditions are satisfied:

- The issuer is a public unit trust which is an Australian resident for tax purposes (such as the Issuer) or certain foreign unit trusts operating at or through a permanent establishment in Australia, and
- The issue of the URF Notes satisfies the "public offer test" in section 128FA of the *Income Tax Assessment Act 1936*.

The public offer test will not be satisfied, and the IWT exemption lost, if the Issuer knew, or had reasonable grounds to suspect, that the URF Notes were being, or would later be, acquired either directly or indirectly by an associate of the Issuer, other than in the capacity of a dealer, manager or underwriter in relation to the Offer, or a clearing house, custodian, funds manager or responsible entity of a registered scheme.

The IWT exemption will also not apply to interest paid by the Issuer to a person in respect of the URF Notes if, at the time of the payment, the Issuer knows, or has reasonable grounds to suspect, that the person is an associate of the Issuer and the associate does not receive the payment in the capacity of a clearing house, paying agent, custodian, funds manager or responsible entity of a registered scheme and either:

- the associate is a non-resident of Australia and the interest payment is not received in respect of the URF Notes that the associate acquired in carrying on a business in Australia at or through a permanent establishment of the associate in Australia; or
- the associate is a resident of Australia and the interest payment is received in respect of the URF Notes that the associate acquired in carrying on a business in a country outside Australia at or through a permanent establishment of the associate in that country.

The URF Notes should satisfy the above conditions such that interest payments on the URF Notes are exempt from IWT provided that:

- The issue of the URF Notes was initiated publicly in electronic form, or in another form, that is used by financial markets for dealing in debentures or debt interests;
- The Fund continues to be listed on the ASX or another official stock exchange, the units in the Fund are offered to the public during the income year, or the units in the Fund are held by not fewer than 50 persons; and
- An associate of the Issuer will not directly or indirectly acquire (or later acquire) a URF Note or an interest in the URF Note (unless any of the above exceptions apply).

(c) Redemption of URF Notes

Where URF Noteholders receive accrued interest on redemption of the URF Notes, the Australian income tax consequences should be as described in Section 4.1(b) above.

Where the URF Note is Redeemed for an amount less than the Face Value, the URF Noteholder may be entitled to claim a deduction on revenue account for the loss on redemption provided that the redemption is undertaken on an arm's length basis. However, a deduction will not be available if, having regard to the financial position of the Issuer, perceptions of the financial position of the Issuer and any other relevant matters, it could be concluded that the URF Note was Redeemed for the reason (or for reasons that included the reason) that there was an apprehension or belief that the Issuer was or would be likely to be, unable or unwilling to discharge all liability to pay amounts under the URF Note. Where a deduction is not available, the URF Noteholder should be entitled to claim a capital loss.

(d) Sale of URF Notes

Where the URF Note is sold for an amount greater than the Face Value, the URF Noteholder will be required to include the gain on disposal (calculated as the difference between the sale price and the Face Value) in their assessable income.

Where the URF Note is sold for an amount less than the Face Value, the URF Noteholder may be entitled to claim a deduction on revenue account for the loss on disposal provided that the disposal is undertaken on an arm's length basis. However, a deduction will not be available if:

- The disposal did not take place in the ordinary course of trading on a securities market; and
- Having regard to the financial position of the Issuer, perceptions of the financial position of the Issuer and any other relevant matters, it could be concluded that the URF Note was disposed of for the reason (or for reasons that included the reason) that there was an apprehension or belief that the Issuer was or would be likely to be, unable or unwilling to discharge all liability to pay amounts under the URF Note.

Where a deduction is not available, the URF Noteholder should be entitled to claim a capital loss.

(e) Quotation of Australian Business Numbers or Tax File Numbers

The Issuer is required to deduct Pay-As-You-Go withholding tax from interest paid to URF Noteholders at the highest marginal tax rate, including the Medicare Levy (currently 49%) if the URF Noteholder has not quoted either their Tax File Number or Australian Business Number and none of the relevant exemptions apply. URF Noteholders should generally be entitled to an income tax credit for any such tax withheld.

(f) Stamp Duty

No stamp duty should be payable in Australia on the issue, redemption or disposal of the URF Notes.

(g) GST

The acquisition, disposal and redemption of URF Notes should not be subject to GST.

## 5. Additional Information

### 5.1. No material breaches of loan covenants or debt obligations

The Issuer and other members of the URF Group have not materially breached any loan covenants or debt obligations in the two years prior to the date of this Prospectus.

### 5.2. Compliance with Chapter 2M and section 674 of the Corporations Act

As at the date of this Prospectus, the Issuer has complied with the provisions of Chapter 2M of the Corporations Act as they apply to the Issuer and section 674 of the Corporations Act.

### 5.3. Information excluded from continuous disclosure

While URF is listed on the ASX, under the ASX Listing Rules, certain information may be excluded from being disclosed under URF's continuous disclosure obligations.

As at the date of this Prospectus there is no information about URF that has not been disclosed under URF's continuous disclosure obligations that:

- (a) is information that investors and their professional advisors would reasonably require to make an informed assessment of:
  - (i) the assets and liabilities, financial position and performance, profits and losses and prospects of URF; and
  - (ii) the rights and liabilities attaching to the URF Notes, and
- (b) is reasonable for investors, and their professional advisors, to expect to find in this Prospectus.

### 5.4. URF Note Trust Deed

The Issuer and the URF Note Trustee have entered into a trust deed, constituted under New South Wales law, and dated on or about 2 December 2014 (**Trust Deed**) which includes the Terms as a schedule. The Terms are also set out in Annexure A.

The Issuer will provide a copy of the Trust Deed upon request free of charge to potential investors during the period until the Issue Date and thereafter to URF Noteholders who request a copy. A copy of the Trust Deed can be obtained free of charge by any person during the Offer Period, from <http://usmastersresidential.com.au/announcements.htm>.

The URF Note Trustee has agreed to act as the trustee for the URF Noteholders (as described below) pursuant to the terms of the Trust Deed. The URF Notes will be issued subject to the terms and conditions of the Trust Deed.

The URF Note Trustee is not responsible for monitoring compliance by the Issuer with its covenants and obligations under the Trust Deed or any other activities or status of the Issuer except as required by law. In this regard, the URF Note Trustee is subject to certain statutory duties imposed on it under Chapter 2L of the Corporations Act including:

- (a) to exercise reasonable diligence to ascertain whether:
  - (i) the property of the Issuer that is or should be available will be sufficient to repay the amounts lent by URF Noteholders in respect of the URF Notes;
  - (ii) the Issuer has breached the Terms, the Trust Deed or the provisions of Chapter 2L of the Corporations Act; and
- (b) unless the URF Note Trustee is satisfied the breach will not materially prejudice URF Noteholders, it must do everything in its power to ensure the Issuer remedies such a breach.

While other duties of the URF Note Trustee are set out in Chapter 2L of the Corporations Act, the following is a summary only of the principal provisions of the Trust Deed:

(a) Priority of the URF Note Trustee

All moneys that are received by the URF Note Trustee under the Trust Deed will be applied first in payment of any amounts owing to the URF Note Trustee in connection with the Trust Deed, the URF Notes or any Additional Transaction Documents, secondly in payment of any amounts owing to an appointee under the Trust Deed, being a receiver, receiver and trustee, official trustee, liquidator, administrator or similar official appointed to the Issuer or its assets, and thirdly in or towards payment of all amounts due and payable under each URF Note by the Issuer under the Trust Deed *pari passu* and without preference or priority amongst the relevant URF Noteholders.

The balance (if any) of the money remaining after those payments will be returned to the Issuer.

(b) Appointment of URF Note Trustee and declaration

The URF Note Trustee holds on trust for URF Noteholders:

- (i) the sum of \$10;
- (ii) all right, title and interest vested in the URF Note Trustee in, to and under the Trust Deed, including all rights and benefits under them;
- (iii) the benefit of all undertakings, covenants, agreements, representations and warranties made or given or agreed to or in favour of, or granted to or for the benefit of, the URF Note Trustee under the Trust Deed;
- (iv) the right to enforce the Issuer's duty to repay the aggregate Face Value on the URF Notes, any Interest and any other moneys payable to the URF Note Trustee or the URF Noteholders under or pursuant to the Trust Deed;
- (v) the right to enforce any other duties that the Issuer has under the Terms, the Trust Deed or Chapter 2L of the Corporations Act;
- (vi) all money paid to the URF Note Trustee under the Trust Deed in its capacity as trustee of the URF Notes Trust;
- (vii) the net proceeds of all money received or recovered by the URF Note Trustee under the Trust Deed and Chapter 2L of the Corporations Act whether by enforcement or otherwise (after deduction of fees, costs, charges, expenses and other amounts paid or incurred in accordance with the Trust Deed and Chapter 2L of the Corporations Act);
- (viii) the benefit of all claims, actions and demands arising in respect of the powers conferred on the URF Note Trustee, a URF Noteholder, or an Attorney or Controller (each as defined in the Trust Deed) appointed under the Trust Deed or any applicable law; and
- (ix) all other property acquired by the URF Note Trustee and intended to be held for the benefit of the URF Noteholders or the URF Note Trustee from time to time on the terms and conditions of the Trust Deed.

(c) The Issuer's obligations

The Issuer is obliged, among other things, to:

- (i) pay the amounts due and payable in respect of the URF Notes under and in accordance with the Trust Deed;
- (ii) comply with its obligations under the Terms;

- (iii) comply with all statutory and regulatory requirements applicable to it (including under the ASX Listing Rules and under Chapter 2L of the Corporations Act) to the extent they relate to obligations under the Trust Deed.
- (d) URF Note Trustee undertakings

The URF Note Trustee has undertaken that it will, among other things:

- (i) act continuously as trustee of the trust declared under the Trust Deed until the earlier of that trust being terminated, or the retirement or removal of the URF Note Trustee in the manner provided for under the Trust Deed or the Corporations Act;
  - (ii) subject to being indemnified to its satisfaction, if the URF Note Trustee becomes actually aware of the occurrence of an Event of Default, promptly convene a meeting of URF Noteholders to seek directions from the URF Noteholders in the form of a Special Resolution as to the action it should take in relation to the Event of Default;
  - (iii) comply with its duties under Chapter 2L of the Corporations Act;
  - (iv) act honestly and in good faith and exercise the diligence and prudence that a person carrying on the business of a professional trustee would exercise;
  - (v) not interfere with the conduct of the business of the Issuer except to the extent necessary to comply with the URF Note Trustee's obligations under the Corporations Act; and
  - (vi) keep appropriate records and keep the assets held by the URF Note Trustee on trust for the URF Noteholders separate from all other assets of the URF Note Trustee.
- (e) URF Note Trustee Limitation of Liability and Indemnity

The URF Note Trustee is not liable to the Issuer, the URF Noteholders or any other person in any capacity other than as trustee under the Trust Deed, except where the URF Note Trustee acts fraudulently, negligently or wilfully defaults under the Trust Deed. The URF Note Trustee, its officers, directors, employees, attorneys and affiliates are entitled to be indemnified by the Issuer and out of the property of the URF Notes Trust in respect of, among others, all costs, losses, expenses, demands or claims suffered by the URF Note Trustee in the execution of the trust created under the Trust Deed, or the exercise of any right under the Trust Deed, Terms or Additional Transaction Documents.

(f) Action by URF Note Trustee

The URF Note Trustee is required at all times, to act in accordance with its obligations under the Terms, the Trust Deed, the Corporations Act and applicable law.

Subject to the Trust Deed, the Terms and the Additional Transaction Documents, the URF Note Trustee need not take any action to enforce the early redemption rights available on default under the Terms, or exercise any other power, right or discretion under the Trust Deed, unless all of the following conditions are met:

- (i) the URF Note Trustee is requested to take action by a Special Resolution; and
- (ii) the URF Note Trustee is indemnified to its satisfaction against all costs, charges, liabilities and expenses which the URF Note Trustee may incur in taking the action; and
- (iii) the URF Note Trustee is not restricted or prohibited by any order of any competent court or any applicable law.

If the URF Note Trustee forms the view that such action directed by Special Resolution is or could be inconsistent with the Trust Deed, Note Terms, the Corporations Act or any other applicable law, it may take steps to seek a court direction to set aside or vary the Special Resolution. While the process to obtain a court direction is underway, the URF Note Trustee is not obliged to act under the Special Resolution.

## (g) Direct action by URF Noteholder

No URF Noteholder is entitled to proceed directly against the Issuer to enforce any right or remedy under or in respect of any the URF Notes, unless the URF Note Trustee, having become obliged to proceed, fails to do so within 20 Business Days and such failure is continuing. Any action that the URF Noteholder takes must be in its own name and not in the name of the URF Note Trustee.

## (h) Fees and expenses

Under the Trust Deed, the Issuer will pay the URF Note Trustee by way of a fee for its services such amounts as may be agreed between the Issuer and the URF Note Trustee. The Issuer will also pay the URF Note Trustee's costs and expenses arising out of, among other things, the URF Note Trustee acting as trustee under the Trust Deed (including reasonable legal fees, costs and disbursements) as well as additional fees for any enforcement action that the URF Note Trustee takes in relation to the Trust Deed following the occurrence of an Event of Default or any duties agreed by the Issuer to be outside the scope of the normal duties of the URF Note Trustee.

## (i) Retirement and removal

The URF Note Trustee may retire by giving written notice to the Issuer, which will not be effective until 2 months after the date of the notice has passed and provided that the appointment of a new trustee is effective.

The Issuer may remove the URF Note Trustee and appoint a new trustee in its place if:

- (i) any of the events referred to in section 283BD of the Corporations Act occur in relation to the URF Note Trustee;
- (ii) the URF Note Trustee is liquidated;
- (iii) the URF Note Trustee is in material breach of any of its obligations under this Trust Deed, the Terms or any Additional Transaction Document and:
  - a. the breach is not capable of remedy; or
  - b. the breach is capable of remedy and has not been remedied within 10 Business Days after receiving written notice of the default from the Issuer requiring that the default be remedied;
- (iv) the URF Note Trustee ceases to carry on business;
- (v) a receiver, receiver and trustee, official trustee, liquidator, administrator or similar official is appointed to the URF Note Trustee; or
- (vi) any license, consent, authorisation, permit or similar thing the URF Note Trustee is required to hold to carry out its obligations and duties under or in respect of the Trust Deed is revoked or not renewed.

If the Issuer fails to appoint a new trustee within the notice period (in the case of the URF Note Trustee's retirement), or otherwise within 14 days of the Issuer's removal of the URF Note Trustee becoming effective, the URF Note Trustee may, so long as the Issuer has not made an appointment, appoint a new trustee without the further approval of the Issuer or URF Noteholders.

## (j) Meetings

A meeting of URF Noteholders has the power, by URF Noteholder Resolution or by Special Resolution in circumstances required by the Trust Deed to:

- (i) give directions to the URF Note Trustee (by Special Resolution) to require it to take action under the Terms where there has been an Event of Default (provided certain conditions are met);
- (ii) sanction the release of the Issuer from all or part of its liability to pay the principal moneys and interest owing on any Notes;



- (iii) in accordance with the Corporations Act, approve the release of the URF Note Trustee from liability for anything done or omitted to be done by the URF Note Trustee or any other person.

URF Noteholder resolutions are decided on a show of hands unless a poll is demanded. On a poll, each URF Noteholder is entitled to one vote for each \$1 of paid up Face Value of the URF Notes they hold.

(k) Alteration

Subject to all applicable laws, the Issuer and the URF Note Trustee may jointly amend the Trust Deed:

- (i) pursuant to a URF Noteholder Resolution or Special Resolution, as applicable; or
- (ii) without the consent of URF Noteholders, if the Issuer and the URF Note Trustee are each of the opinion that such amendments are:
- a. of a formal or technical or minor nature;
  - b. made to cure any ambiguity or correct any manifest error;
  - c. necessary or expedient to enable the URF Notes to be listed on any stock exchange or offered for subscription or for sale under applicable laws; or
  - d. necessary to comply with the provisions of any statute or requirements of any statutory authority or the requirements of any securities exchange on which the Issuer may propose to seek listing of the URF Notes,

and, in the case of items c and d above, the Issuer has provided to the URF Note Trustee or the URF Note Trustee has obtained a legal opinion in form and substance satisfactory to the URF Note Trustee (acting reasonably), addressed to the URF Note Trustee or otherwise able to be relied on by the URF Note Trustee from legal advisors of recognised standing in New South Wales opining that such amendment (taken as a whole and in conjunction with all other modifications, if any, to be made contemporaneously with that modification) is otherwise not materially prejudicial to the interests of URF Noteholders as a whole.

(l) Issue of further URF Notes

The Issuer may issue further URF Notes, without the consent of URF Noteholders, having the same Terms (except in relation to the Issue Date, the first Interest Period, the first Interest Payment Date and the amount to be paid in respect of the first payment of Interest). Such notes shall be consolidated and form a single series and rank *pari passu* with the URF Notes then outstanding.

### 5.5. Other documents relevant to the Offer

Section 712 of the Corporations Act provides that instead of setting out information that is contained in a document that has been lodged with ASIC, a prospectus may simply refer to the document. The following documents lodged with ASIC may be relevant to the Offer:

- the Issuer's full consolidated financial report for the full year ended 31 December 2012, contained in the ASX announcement dated 28 February 2013. Information that may be relevant includes the Directors' Report, the Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Statement of Financial Position and Consolidated Statement of Cash Flows;
- the Issuer's full consolidated financial report for the full year ended 31 December 2013, contained in the ASX announcement dated 25 February 2014. Information that may be relevant includes the Directors' Report, the Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Statement of Financial Position and Consolidated Statement of Cash Flows;
- the Issuer's half-year report for the half-year ending 30 June 2014 contained in the ASX announcement dated 29 August 2014. Information that may be relevant includes the Directors' Report, the Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Statement of Financial Position and Consolidated Statement of Cash Flows; and

- the Trust Deed.

The information in each document is incorporated by reference into this Prospectus. The Issuer will provide a copy of these documents free of charge to any person who requests a copy during the Offer Period.

## 5.6. US Persons

URF Notes have not been and will not be registered under the US Securities Act or the securities laws of any state or other jurisdiction of the United States. They may not be offered or sold, directly or indirectly, in the United States or to, or for the account or benefit of, any US Person, unless an exemption from such registration applies. Any offer, sale or resale of URF Notes within the United States by any dealer (whether or not participating in the Offer) may violate the registration requirements of the US Securities Act if made prior to 40 days after the Closing Date or if purchased by a dealer in the Offer.

The Prospectus does not constitute an offer to sell, or the solicitation of an offer to buy, any securities in the United States or to, or for the account or benefit of, any US Person. Neither this Prospectus nor any Application Forms or other materials relating to the Offer may be distributed in the United States.

Each Applicant in the Offer will be taken to have represented, warranted and agreed on behalf of itself and each person for whom it is applying for URF Notes as follows:

- it is not located in the United States at the time of application and it is not, and is not acting for the account or benefit of, any US Persons;
- it has not distributed this Prospectus or any other written materials concerning the Offer to any person in the United States or to any US Persons; and
- it understands that the URF Notes have not been and will not be registered under the US Securities Act and may not be offered or sold, directly or indirectly, in the United States or to, or for the account or benefit of, any US Person, unless an exemption from such registration applies.

## 5.7. URF Note Trustee's privacy policy

The URF Note Trustee collects your personal information for the primary purpose of providing trustee services to the Issuer and for ancillary purposes detailed in its privacy policy. The URF Note Trustee may disclose your personal information, such as your name and contact details, along with your account information to its related bodies corporate, the Issuer, professional advisors, the land titles office and/or as otherwise instructed by the Issuer. The URF Note Trustee is also permitted to collect and disclose your personal information when required or authorised to do so by law. The URF Note Trustee is not likely to disclose your personal information to overseas recipients. Your personal information will be used in accordance with the URF Note Trustee's privacy policy. The privacy policy contains information about how you may access or correct your personal information held by the URF Note Trustee and how you may complain about a breach of the Australian Privacy Principles. You may obtain a copy of the privacy policy at [www.aetlimited.com.au/privacy](http://www.aetlimited.com.au/privacy).

## 5.8. Consents and Responsibility Statements

Australian Executor Trustees Limited has given, and before lodgement of this Prospectus has not withdrawn, its consent to be named in this Prospectus as URF Note Trustee for the URF Notes Trust in the form and context in which it is named.

Deloitte Touche Tohmatsu has given, and before lodgement of this Prospectus has not withdrawn, its consent to be named in this Prospectus as auditor of the Issuer in the form and context in which it is named and references to the audited accounts of the Issuer in the form and context in which they appear.

Watson Mangioni Lawyers Pty Limited has given, and before lodgement of this Prospectus has not withdrawn, its consent to be named in this Prospectus as Solicitor to the Offer in the form and context in which it is named.

Boardroom Pty Limited has given, and before lodgement of this Prospectus has not withdrawn, its consent to be named in this Prospectus as registrar of the Issuer in the form and context in which it is named.

None of Australian Executor Trustees Limited, Deloitte Touche Tohmatsu, Watson Mangioni Lawyers Pty Limited and Boardroom Pty Limited:

- (a) has authorised or caused the issue of the Prospectus;
- (b) has made, or purported to have made, any statement in this Prospectus, except this Section; and
- (c) assumes responsibility for any part of this Prospectus except for statements in this Section.

Each of these entities to the maximum extent permitted by the law, disclaim any responsibility or liability for any part of this Prospectus other than a statement included in this Section.

### 5.9. Costs of the Offer

The Responsible Entity is entitled to receive a debt arrangement fee of 2.2% (inclusive of GST) of the proceeds of the Offer under the existing debt arrangement agreements with the Fund. However, the Responsible Entity has waived its entitlement to a debt arrangement fee in relation to the URF Notes Offer under this Prospectus. The Responsible Entity, on behalf of the Fund, will pay AFSL Holders a stamping fee equal to 2.2% (including GST) of amounts raised and allocated under Applications bearing the stamp of the AFSL Holder. For the avoidance of doubt, AFSL Holder includes, but is not limited to, Dixon Advisory & Superannuation Services Limited who entitled to receive this fee.

Including this stamping fee, expenses in relation to the Offer are estimated to be \$1.4 million to \$3.5 million (inclusive of GST), including ASX listing fees, legal, tax, accounting and registry services depending on the size of the URF Notes Offer. The costs of the Offer will be borne by the Fund.

### 5.10. Interests of Advisors

Other than as disclosed in this Prospectus:

- no person named in this Prospectus as performing a function in a professional, advisory or other capacity in connection with the preparation or distribution of this Prospectus; and
- no promoter of the Offer or financial services licensee named in this Prospectus as a financial services licensee involved in the Offer,

holds at the date of this Prospectus, or has held in the two years before that date, an interest in:

- the formation or promotion of the Issuer;
- the Offer; or
- any property acquired or proposed to be acquired by the Issuer in connection with the Offer.

Watson Mangioni Lawyers Pty Limited has acted as Australian legal adviser to the Issuer in relation to the Offer. The Issuer has paid, or agreed to pay, approximately \$85,000 (excluding disbursements and GST) for these services up until the date of this Prospectus. Further amounts may be paid to Watson Mangioni Lawyers Pty Limited in accordance with its normal time-based charges.

Australian Executor Trustees Limited has acted as trustee for the URF Notes Trust in relation to the Offer. The Issuer has paid, or agreed to pay, an initial establishment fee and an annual fee for these services. Further amounts may be paid to Australian Executor Trustees Limited in accordance with the Trust Deed.

Boardroom Pty Limited has acted as the registrar for the URF Notes and will be paid an establishment fee for these services. Further amounts may be paid to Boardroom Pty Limited in accordance with their terms of engagement.

Other than as disclosed in this Prospectus, no person has been paid or agreed to be paid any amount, nor has any benefit been given or agreed to be given to any such persons, for services provided by them in connection with the Offer.

### 5.11. Interests of Directors of the Responsible Entity

Other than as set out below or elsewhere in this Prospectus, no Director of the Responsible Entity holds at the time of lodgement of this Prospectus with ASIC, or has held in the two years before lodgement of this Prospectus with ASIC, an interest in:

- the formation or promotion of the Issuer;
- property acquired or proposed to be acquired by the Issuer in connection with its formation or promotion, or in connection with the Offer; or
- the Offer,

and no amount (whether in cash, URF Notes or otherwise) has been paid or agreed to be paid, nor has any benefit been given or agreed to be given, to the Directors for services in connection with the formation or promotion of the Issuer or the Offer.

The Directors intend to apply for URF Notes but at the date of this Prospectus, no decision about the number of URF Notes to be applied for by each Director has been made.

## 6. How to apply

This is a summary only. This Prospectus should be read in full before making any decision to apply for URF Notes.

### 6.1. The Offer

The Issuer is offering for subscription a minimum of 500,000 URF Notes up to 1,000,000 URF Notes with the ability to accept oversubscriptions of up to 500,000 URF Notes. URF Notes are offered at \$100 per URF Note, to raise a minimum of \$50 million up to \$100 million, with the ability to accept oversubscriptions of up to \$50 million.

The Responsible Entity, on behalf of the Fund, has allocated a minimum priority Offer of \$50 million to Applicants who are Unitholders at 7:00pm AEDST on the Closing Date. To participate in the Offer, your Application Form must be received by the URF Note Registrar by 4:00pm (Sydney time) on the Closing Date. Applicants under the priority Offer should include their SRN or HIN in the space provided on the Application Form at the back of this Prospectus. The Offer is not underwritten.

The Offer will only be made to investors who have a registered address in Australia. There is no cooling off period in relation to the Offer. The Directors of the Responsible Entity intend to participate in the Offer, the quantum of participation by each individual Director has not been finalised at the date of this Prospectus. Where a Director is a URF Unitholder on the Closing Date of the Offer an allocation may be made to a Director under the priority offer.

Early lodgement of Application Forms is recommended as the Directors may close the Offer at any time after the expiry of the exposure period without prior notice. The Directors may extend the Offer in accordance with the Corporations Act.

### 6.2. Minimum Subscription

Each URF Note is \$100. Applicants must apply for a minimum of 20 URF Notes, which is a minimum investment of \$2,000. Applications for greater than 20 URF Notes, must be in multiples of 5 URF Notes (\$500).

### 6.3. Application Forms

Applications under the Offer must be made and will only be accepted on the applicable Application Form issued with and attached to this Prospectus.

While an Application Form may be circulated with this Prospectus during the Exposure Period:

- (a) the Issuer will not process any applications received until after the Exposure Period;
- (b) no preference will be conferred on applications received in the Exposure Period;
- (c) the purpose of the Exposure Period is to enable the Prospectus to be examined by market participants prior to the raising of funds. This examination may result in the identification of deficiencies in the Prospectus, and in those circumstance, any application that has been received may need to be dealt with in accordance with section 724 of the Corporations Act.

URF Notes issued in respect of Applications received by the Issuer will be issued at \$100.

Applications and Application Monies for URF Notes under the Offer received after 4:00 p.m. (Sydney time) on the Closing Date will not be accepted and will be returned to potential investors. The Directors may extend the Closing Date. Applications must be accompanied by payment in Australian currency.

Completed Application Forms, together with Application Monies, should be forwarded to the following address:

**POSTAL**

US Masters Residential Property Fund Notes Offer  
c/- Dixon Advisory & Superannuation Services Limited  
GPO Box 575  
Canberra ACT 2601

**HAND DELIVERED**

*Canberra*

US Masters Residential Property Fund Notes Offer  
c/- Dixon Advisory & Superannuation Services Limited  
Level 1, 73 Northbourne Avenue  
Canberra, ACT 2601

*Sydney*

US Masters Residential Property Fund Notes Offer  
c/- Dixon Advisory & Superannuation Services Limited  
Level 15, 100 Pacific Highway  
North Sydney NSW 2060

*Melbourne*

US Masters Residential Property Fund Notes Offer  
c/- Dixon Advisory & Superannuation Services Limited  
Level 2, 250 Victoria Parade  
East Melbourne VIC 3002

A binding contract to issue URF Notes will only be formed at the time URF Notes are allotted to Applicants.

Application Forms will be accepted at any time after the Opening Date and prior to the Closing Date.

The Issuer reserves the right to not proceed with the Offer at any time before the issue of URF Notes to successful Applicants.

If the Offer does not proceed, Application Monies will be fully refunded.

No interest will be paid on any Application Monies refunded as a result of not proceeding with the Offer.

**6.4. Allotment**

The Issuer will not allot URF Notes until the ASX has granted permission for quotation of the URF Notes unconditionally or on terms acceptable to the Issuer.

It is expected that the issue of URF Notes under the Offer will take place by 24 December 2014. Application Monies will be held in a separate account until allotment. This account will be established and kept by the Issuer on behalf of the Applicant. The Issuer may retain any interest earned on the Application Monies held on trust pending the issue of URF Notes to successful Applicants.

The Application constitutes an offer by the Applicant to subscribe for URF Notes on the terms and subject to the conditions set out in this Prospectus.

The Board reserves the right to accept, reject or scale back any Application, in its absolute discretion.

Where the number of URF Notes allotted is less than the number applied for or where no allotment is made, the surplus Application Monies in excess of \$10 will be returned to Applicants (without interest) by cheque within seven days of the Closing Date.

It is the responsibility of each Applicant to confirm their holding before trading in URF Notes. Applicants who sell URF Notes before they receive an initial statement of holding do so at their own risk. The Issuer and URF Note Registrar disclaim all liability, whether in negligence or otherwise, to persons who sell URF Notes before receiving their initial statement of holding, whether on the basis of a confirmation of allocation provided by any of them, by a broker or otherwise.

#### **6.5. No brokerage or stamp duty**

Applicants do not have to pay brokerage or stamp duty on Applications for URF Notes. However, URF Noteholders may have to pay brokerage (and applicable GST) on any subsequent purchases or sales of URF Notes on the ASX.

#### **6.6. Overseas Investors**

The Offer is an offer to Australian investors. The Offer does not constitute an offer in any place in which, or to any person to whom, it would be unlawful to make such an offer.

## 7. Definitions and Interpretation

### 7.1. Defined Terms

In this Prospectus:

**Additional Transaction Document** means any document or agreement which the Issuer and the URF Note Trustee (acting on the direction of URF Noteholders by Special Resolution), at any time agree to be a "Transaction Document" for the purposes of the Trust Deed.

**AFSL Holder** means a holder of an Australian Financial Services Licensee pursuant to section 911A(2)(b) of the Corporations Act. It includes, but is not limited to, Dixon Advisory & Superannuation Services Limited, the responsible entity of the Fund.

**Applicant** means an applicant for URF Notes under this Prospectus.

**Application** means an application for URF Notes under this Prospectus.

**Application Form** means the application form attached to this Prospectus.

**Application Monies** means the Offer Price multiplied by the number of URF Notes applied for.

**AEDST** means Australian Eastern Daylight Saving Time

**ASIC** means the Australian Securities & Investments Commission.

**Associate** has the same meaning as in the Corporations Act.

**ASX** or **Australian Securities Exchange** means the ASX Limited or the securities exchange operated by ASX Limited.

**ASX Listing Rules** the listing rules of ASX, with any modificational waivers which ASX may grant to the Issuer from time to time.

**Business Days** has the meaning given to that term in the ASX Listing Rules.

**Change of Control Event** has the meaning given in Clause 1.1 of the Terms.

**CHESS** means Clearing House Electronic Subregister.

**Closing Date** means the date by which valid Application Forms must be received being 4:00pm 18 December 2014 or such other dates as the Issuer may determine in its discretion.

**Code** means the United States Internal Revenue Code of 1986, as amended.

**Corporations Act** means the *Corporations Act* 2001 (Cth).

**Directors** or **Board** means the directors of the Responsible Entity.

**Dixon Advisory Group** means Dixon Advisory Group Limited and its controlled entities including Dixon Advisory, USA and the Responsible Entity.

**Dixon Advisory USA** means Dixon Advisory USA, Inc, a wholly owned subsidiary of Dixon Advisory Group Limited.



**Event of Default** means any of the following events, whether or not it is within the control of the Issuer:

- (a) **Insolvency Event:** an Insolvency Event occurs with respect to the Issuer;
- (b) **failure to pay amount when due:** the Issuer fails to pay the Face Value or Interest on the due date for payment and has not rectified that default within 10 Business Days;
- (c) **remediable failure:** the Issuer commits a material breach of its obligations under the Terms that is remediable and does not remedy that default within 30 Business Days after receiving notice of that default from the URF Note Trustee;
- (d) **non-remediable failure:** the Issuer commits a material breach of its obligations under the Terms and that breach cannot be remedied, and the Issuer receives a notice from the Trustee referring to the breach and stating that in 30 Business Days an Event of Default will occur; or
- (e) **URF Notes ceasing to be Listed without approval:** the URF Notes cease to be Listed, without the cessation having first been approved by URF Noteholder Resolution, and the Issuer does not remedy that cessation within 30 Business Days after receiving notice of that cessation from the URF Note Trustee.

**Face Value** means the amount outstanding on each URF Note, initially being \$100 per URF Note and as reduced by any repayments from time to time.

**First Call Date** means the third anniversary of the Issue Date.

**Fund** means US Masters Residential Property Fund (ARSN 150 256 161).

**GST** means the value added tax, if any, on goods and services and other things payable in accordance with *A New Tax System (Goods and Services Tax) Act 1999* or another relevant and applicable legislation or law whether in Australia, the US or another jurisdiction.

**Holding Statement** means a statement issued to URF Noteholders by the URF Note Registrar which sets out the number of URF Notes issued to that URF Noteholder.

**Insolvency Event** means in relation to an entity:

- (a) members of URF pass an effective resolution for the Winding Up of URF;
- (b) a liquidator or provisional liquidator of URF is made or appointed or an application is made for the appointment of a liquidator or provisional liquidator and that application is not withdrawn or set aside within 10 Business Days;
- (c) a court makes an order to Wind Up URF (other than to effect a solvent reconstruction);
- (d) an administrator of URF is appointed under Sections 436A, 436B or 436C of the Corporations Act;
- (e) a receiver or receiver or manager is appointed over the assets of URF.

**Interest** means interest payable on each URF Note.

**Interest Payment Date** means 31 March, 30 June, 30 September and 31 December each year until all URF Notes have been Redeemed. If any of these schedule dates is not a Business Day, then the payment will be made on the next Business Day, unless the schedule date is 30 June in which case the payment will be made on the immediately preceded Business Day. If a payment is postponed until the next Business Day, or brought forward to the preceding Business Day, there is no adjustment to the amount of Interest payable. The first payment will be made on 31 March 2015.

**Interest Period** means each period commencing on (and including) an Interest Payment Date and ending on (but excluding) the next Interest Payment Date. However:

- (a) the first Interest Period commences on (and includes) the Issue Date;
- (b) in the Interest Period ending on 30 June in any year ends on (and includes) 30 June;
- (c) any Interest Period commencing on 30 June in any year commences on (but excludes) 30 June;
- (d) the final Interest Period ends (but excludes) the Redemption Date.

**Issue Date** the date URF Notes are issued which is expected to be 24 December 2014.

**Issuer** means Dixon Advisory & Superannuation Services Limited (ACN 103 071 665) solely in its capacity as responsible entity for the US Masters Residential Property Fund (ARSN 150 256 161).

**Listed**, in respect of the URF Notes or the URF Units, means admitted to the official quotation on the ASX, whether or not quotation of the URF Notes or the URF Units, as the case may be, is deferred, suspended or subjected to a trading halt.

**Listing Rules** means the listing rules of the ASX.

**Maturity Date** means the 5<sup>th</sup> anniversary of the Issue Date, expected to be 24 December 2019.

**Offer** means the offer of a minimum of 500,000 up to 1,000,000 URF Notes, with the ability to accept oversubscriptions of up to 500,000 URF Notes at an offer price of \$100 per URF Note to raise a minimum of \$50 million up to \$100 million with the ability to accept oversubscriptions up to \$50 million.

**Offer Period** means the period from the Opening Date to the Closing Date.

**Offer Price** means \$100 per URF Note.

**Opening Date** means the date the Offer opens, expected to be 17 December 2014.

**Portfolio** means the portfolio of investments of the Issuer from time to time.

**Prospectus** means this prospectus as modified or varied by any supplementary document issued by the Issuer and lodged with the ASIC from time to time.

**Record Date** means, for payment of Interest:

- (a) subject to paragraph (b) below, the date that is eight calendar days prior to the Interest Payment Date;
- (b) such other date as determined by the Issuer and communicated to ASX or such other date as may be required by ASX.

**Redemption Date** means the date on which the Redemption occurs.

**Redemption** means the process through which the Issuer repays the Face Value and pays any other amounts due and payable under the Terms. Once the Issuer has repaid and/or paid these amounts, the Issuer's obligations under the URF Notes are terminated and the URF Notes are cancelled. **Redeem** and **Redeemed** have the corresponding meaning.

**Related Body Corporate** has the meaning given to that term under Section 50 of the Corporations Act.

**Relevant Interest** has the meaning set out in the Corporations Act.

**Responsible Entity** means the responsible entity of the Fund from time to time being, as at the date of this Prospectus, Dixon Advisory and Superannuation Services Limited (ACN 103 071 665).

**Special Resolution** has the meaning given to that term in the Trust Deed.

**Tax Event** means the circumstances where the issuer is or would be required to pay an Additional Amount (as defined in the Terms) as a result of any change in, or amendment to, the laws of a Relevant Tax Jurisdiction (as defined in the terms) or any change in their application or official or judicial interpretation or administration, which change or amendment becomes effective on or after the Issue Date.

**Terms** means the terms of issue of the URF Notes that is attached as a schedule to the Trust Deed as set out in Appendix A.

**Trust Deed** means the trust deed entered into between the Issuer and the URF Note Trustee dated on or about 2 December 2014.

**Unit** means fully paid ordinary units in the Fund.

**Unitholder** means a registered holder of Units.

**URF** means US Masters Residential Property Fund (ARSN 150 256 161).

**URF Group** means the Fund and its controlled entities.

**URF Note** means a note at an initial offer price of \$100 at the date of this Prospectus.

**URF Noteholder** means a registered holder of URF Notes.

**URF Noteholder Resolution** has the meaning given to the term "Ordinary Resolution" in the Trust Deed.

**URF Note Registrar** means Boardroom Pty Limited (ACN 003 209 836).

**URF Note Trustee** means Australian Executor Trustees Limited (ACN 007 869 794) or any other trustee that the Issuer appoints.

**URF Notes Trust** means the trust declared in Clause 2 of the Trust Deed.

**URF Unit means** an ordinary unit, being an undivided share in the beneficial interest in URF.

**USA** means the United States of America.

**US REIT** means the US Masters Residential Property (USA) Fund, a Maryland Real Estate Investment Trust.

**U.S. Person** has the meaning given to it in Rule 902(k) under Regulation S of the United States Securities Act of 1933, as amended.

**Winding Up** has the meaning given in the Terms.

## 7.2. Interpretation

In this Prospectus the following rules of interpretation apply unless the context otherwise requires:

Words and phrases not specifically defined in this Prospectus have the same meaning that is given to them in the Corporations Act and a reference to a statutory provision is to the Corporations Act unless otherwise specified;

- (a) The singular includes the plural and vice versa;
- (b) A reference to an individual or person includes a corporation, partnership, joint venture, association, authority, company, state or government and vice versa;

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- (c) A reference to any gender includes both genders;
- (d) A reference to clause, section, annexure or paragraph is to a clause, section, annexure or paragraph of or to this Prospectus, unless the context otherwise requires;
- (e) A reference to “dollars” or “\$” is to Australian currency;
- (f) A reference to “US dollars” or “US\$” is a reference to the currency of the USA;
- (g) In this document, headings are for ease of reference only and do not affect its interpretation; and
- (h) Except where specifically defined in the Prospectus, terms defined in the Corporations Act have the same meaning in this Prospectus.

### **7.3. Governing Law**

This Prospectus is governed by the laws of New South Wales.

### **7.4. Approval**

This Prospectus has been approved by unanimous resolution of the Directors of the Issuer.

Dated: 12 December 2014



**Daryl Dixon**  
**Chairman of the Responsible Entity**  
**Dixon Advisory & Superannuation Services Limited**

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# Annexure A

## Terms of issue of URF Notes

### 1. Interpretation

#### 1.1. Definitions

**Additional Amount** means an additional amount payable under Clause 11.1.

**ADI** means an “authorised deposit taking institution” as defined in the Banking Act 1959 (Cth).

**Aggregate Face Value** means at any time the aggregate face value of all the URF Notes issued by the Issuer and which have not been redeemed, repaid, repurchased or otherwise cancelled.

**ASX** means ASX Limited (ABN 98 008 624 691) or the securities market operated by it, as the context requires.

**ASX Settlement Operating Rules** means the business rules of the clearing and settlement facility maintained by ASX Settlement Pty Limited (ACN 008 504 532).

**Assets** has the meaning given in the constitution of URF dated 15 May 2012.

**Australian Tax Act** means the Income Tax Assessment Act 1936 (Cth) and, where applicable, the Income Tax Assessment Act 1997 (Cth).

**Business Day** means a day which is a business day for the purposes of the Listing Rules and on which banks are open for general banking business in Sydney, New South Wales, excluding a Saturday, Sunday or public holiday.

**Call Date** means the First Call Date and each Interest Payment Date after the First Call Date.

**Change of Control** means:

- (a) URF becomes a Controlled Entity of another entity;
- (b) a person’s voting power in URF increases above 50%;
- (c) a person is in a position to cast or control the casting of more than 50% of the maximum number of votes that may be cast at a general meeting of members of URF;
- (d) a person acquires units representing more than 50% of the issued units of URF (excluding any part of those issued units that carry no right to participate beyond a specified amount in its distribution of income or assets of URF); or
- (e) US Masters Residential Property (USA) Fund ceases to be a Controlled Entity of URF; or
- (f) URF Units cease to be Listed.

For the avoidance of doubt, a change in the Responsible Entity does not constitute a Change of Control.

**CHESS** means the Clearing House Electronic Subregister System operated by ASX Settlement Pty Limited (ACN 008 504 532).

**CHESS Approved Securities** means securities that are “CHESS approved” for the purpose of the Listing Rules.

**Control** has the meaning given in Section 50AA of the Corporations Act.

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**Controlled Entity** means an entity under the Control of another entity.

**Controller** has the same meaning as in the Corporations Act.

**Corporations Act** means the Corporations Act 2001 (Cth).

**Equal Ranking Debt** means all present and future unsecured debts and monetary obligations of the Issuer other than the Junior Ranking Debt.

**Event of Default** means any of the following events, whether or not it is within the control of the Issuer:

- (a) **Insolvency Event:** an Insolvency Event occurs with respect to the Issuer;
- (b) **failure to pay amount when due:** the Issuer fails to pay the Face Value or Interest on the due date for payment and has not rectified that default within 10 Business Days;
- (c) **remediable failure:** the Issuer commits a material breach of its obligations under the Terms that is remediable and does not remedy that default within 30 Business Days after receiving notice of that default from the URF Note Trustee;
- (d) **non-remediable failure:** the Issuer commits a material breach of its obligations under the Terms and that breach cannot be remedied, and the Issuer receives a notice from the Trustee referring to the breach and stating that in 30 Business Days an Event of Default will occur; or
- (e) **URF Notes ceasing to be Listed without approval:** the URF Notes cease to be Listed, without the cessation having first been approved by an Ordinary Resolution, and the Issuer does not remedy that cessation within 30 Business Days after receiving notice of that cessation from the URF Note Trustee.

**Face Value** means the face value of each URF Note issued by the Issuer and which has not been redeemed, repaid, repurchased or otherwise cancelled, with the initial Face Value of each URF Note being the amount per URF Note specified in the Prospectus pursuant to which the URF Note was issued.

**First Call Date** means the third anniversary of the issue date of the first URF Note.

**Holding Statement** means a holding statement evidencing that the person named on it is the holder of the number of URF Notes shown on it.

**Insolvency Event** means in relation to an entity:

- (a) members of URF pass an effective resolution for the Winding Up of URF;
- (b) a liquidator or provisional liquidator of URF is made or appointed or an application is made for the appointment of a liquidator or provisional liquidator and that application is not withdrawn or set aside within 10 Business Days;
- (c) a court makes an order to Wind Up URF (other than to effect a solvent reconstruction);
- (d) an administrator of URF is appointed under Sections 436A, 436B or 436C of the Corporations Act;
- (e) a receiver or receiver or manager is appointed over the assets of URF.

**Interest** means interest payable to a URF Noteholder under Clause 5.1.

**Interest Payment Date** means 31 March, 30 June, 30 September and 31 December each year until all URF Notes have been Redeemed. If any of these schedule dates is not a Business Day, then the payment will be made on the next Business Day, unless the schedule date is 30 June in which case the payment will be made on the immediately preceded Business Day. If a payment is postponed until

the next Business Day or brought forward to the preceding Business Day, there is no adjustment to the amount of Interest payable. The first payment will be made on 31 March 2015.

**Interest Period** has the meaning given in Clause 5.2.

**Interest Rate** means the rate specified in the Prospectus pursuant to which the URF Note was issued.

**Issue Date** means the date of issue of a URF Note and the subscriber's name entered into the Register.

**Issuer** means the Responsible Entity in its capacity as responsible entity for URF.

**Issuer Redemption Date** has the meaning given in Clause 6.6(b)(i).

**Issuer Reduction Date** has the meaning given in Clause 6.7(b)(i).

**Junior Ranking Debt** means:

- (a) all present and future unsecured debts and monetary obligations of the Issuer which rank, or are expressed to rank, after URF Notes or the Issuer's obligations in respect of the URF Notes; and
- (b) all URF Units, and other units in URF, present and future.

**Listed**, in respect of the URF Notes or the URF Units, means admitted to the official quotation on the ASX, whether or not quotation of the URF Notes or the URF Units, as the case may be, is deferred, suspended or subjected to a trading halt.

**Listing Rules** means the official listing rules of ASX for the time being, subject to any modification or waivers in their application which may be granted by ASX.

**Maturity Date** means the date that is five years after the issue date of the first URF Note.

**Moneys Owning** means the Aggregate Face Value, any interest payable on the URF Notes and any other moneys payable to the URF Note Trustee or the URF Noteholders under or pursuant to these Terms and, in relation to a URF Noteholder, means that portion of those moneys which is owing to that URF Noteholder.

**Notes Trust Fund** has the same meaning as in the Trust Deed.

**Offshore Associate** means an associate (as defined in Section 128F of the Australian Tax Act) of the Issuer that is either:

- (a) a non-resident of Australia which does not acquire URF Notes in carrying on a business at or through a permanent establishment in Australia; or
- (b) a resident of Australia that acquires URF Notes in carrying on a business at or through a permanent establishment outside Australia.

**Ordinary Resolution** means:

- (a) a resolution in writing signed by URF Noteholders who hold more than 50%, in terms of aggregate face value, of the URF Notes on issue, which resolution may be contained in one document or in several documents in like form each signed by one or more URF Noteholders, but only if a copy of the resolution has been delivered to all persons who would otherwise be entitled to receive notice of a meeting and in like form); or
- (b) a resolution passed at a meeting of URF Noteholders, duly called and held under Clause 21 of the Trust Deed, by more than 50% of the votes cast.

**Principal Sum** means, in respect of a URF Note, the total amount paid up on the issue of the URF Note, being the Face Value as reduced from time to time in accordance with these Terms.

**Prospectus** means a prospectus under Chapter 6D of the Corporations Act issued in connection with an offer of URF Notes for subscription.

**Record Date** has the meaning given to that term in the Listing Rules.

**Redemption** means redemption of a URF Note in accordance with Clause 6 and **Redeem** has a corresponding meaning.

**Redemption Date** means, in respect of a URF Note, the date of Redemption of that URF Note.

**Redemption Sum** has the meaning given in Clause 6.1

**Registry** means Boardroom Pty Limited (ACN 003 209 836) or any other person appointed by the Issuer to maintain the URF Note Register and perform any payment and other duties as specified in that agreement.

**Relevant Tax Jurisdiction** means Australia or any relevant political sub-division.

**Responsible Entity** means the responsible entity of US Masters Residential Property Fund from time to time being initially Dixon Advisory & Superannuation Services Limited (ACN 103 071 665).

**Senior Creditor** means a senior secured creditor of the Issuer other than as the holder (or trustee for the holders) of a URF Note, an Equal Ranking Debt or a Junior Ranking Debt.

**Special Resolution** has the meaning set out in Clause 22.2 of the Trust Deed.

**Taxes** means federal and state taxes from time to time including income tax (including any tax on gains arising from the disposal of assets), withholding tax, sales tax, value added or goods and services tax, fringe benefits tax, stamp duty, payroll tax, land tax, financial institutions duties, registration and other duties, bank accounts debits tax and other levies, imposts, deductions and charges together with interest on those amounts and penalties with respect to them and charges, fees or other amounts made on or in respect of them, except if imposed on, or calculated having regard to, the net income of the URF Noteholder.

**Term** means the term of a URF Note being the period from (and including) the Issue Date until (but excluding) the Maturity Date, unless the URF Note is Redeemed early, in which case the Term ends on Redemption.

**Terms** mean these terms and conditions, as amended from time to time.

**Trust Deed** means the trust deed between the Issuer and the URF Note Trustee dated on or about 1 December 2014.

**URF** means US Masters Residential Property Fund (ARSN 150 256 161).

**URF Note** means an unsecured debt obligation, denominated in Australian dollars, and issued or to be issued by the Issuer which is constituted by and is owing under the Trust Deed, the details of which are recorded in, or evidenced by, entry into the URF Note Register but excluding any such notes which at the relevant time have been redeemed (in whole or in part), repaid, repurchased or otherwise cancelled.

**URF Noteholder** means a person or persons whose name is or names are for the time being entered in the URF Note Register as a holder of a URF Note.

**URF Note Register** means the register of URF Noteholders.

**URF Note Trustee** means the trustee of the URF Notes Trust created by the Trust Deed from time to time, being initially Australian Executor Trustees Limited (ABN 84 007 869 794).



**URF Notes Trust** means the trust declared in Clause 2 of the Trust Deed.

**URF Unit** means an ordinary unit in URF, being an undivided share in the beneficial interest in URF.

**Winding Up** means the winding up of URF or the appointment of a liquidator or provisional liquidator of URF (and where the appointment is made by a court, by a court of competent jurisdiction in Australia) and **Wound Up** and **Wind Up** have a corresponding meaning.

## 1.2. Additional Definitions

Unless otherwise expressly defined in these Terms, terms defined in the Trust Deed have the same meaning in these Terms.

## 1.3. Interpretation

- (a) A reference to a Clause, or Schedule is a reference to a Clause, or Schedule of these Terms unless the contrary intention is indicated.
- (b) If any action falls due for performance on a day other than a Business Day, it need not be done until the next Business Day.
- (c) A reference to \$ or dollar is to Australian currency.
- (d) A reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws amending, consolidating or replacing it and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute.
- (e) Unless otherwise defined, financial terms have the meaning ascribed to them in accordance with generally accepted accounting principles consistently applied in Australia, and in any event, in accordance with the Corporations Act.

## 1.4. ASX rules

- (a) The Terms are to be interpreted subject to:
  - (i) the Listing Rules, while the URF Notes are Listed; and
  - (ii) the ASX Settlement Operating Rules, while the URF Notes are CHES Approved Securities.
- (b) Where the Listing Rules:
  - (i) require the amendment of the Terms to enable URF Notes to be listed for quotation, or to retain quotation, on the ASX;
  - (ii) require an amendment to the Terms to enable URF Notes to be treated in accordance with Listing Rules on a reorganisation or reconstruction of capital of the Issuer; or
  - (iii) would prohibit a reorganisation or reconstruction of capital of the Issuer unless the Terms were amended,

the Issuer may make the necessary amendment to the Terms in accordance with Clause 12 by notice given to all URF Noteholders without requiring the agreement or approval of URF Noteholders.

## 1.5. Insolvency related references to the Issuer and URF

In these Terms:

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- (a) any reference to the insolvency of the Issuer or URF is a reference to the Issuer in its capacity as trustee and responsible entity of URF being unable to pay its debts as and when they fall due in that capacity as a consequence of either:
- (i) the assets of URF being insufficient to enable the Issuer to meet those debts; or
  - (ii) the Issuer having lost its right of indemnity against the assets of URF in connection with those debts; and
- (b) any reference to:
- (i) the liquidation, dissolution, Winding Up or administration of URF;
  - (ii) URF having a receiver or receiver and manager appointed over any of its assets of URF;
  - (iii) a payment being declared a voidable preference under Part 5.7B of the Corporations Act;
  - (iv) any distress or other execution being levied against any assets of URF;
  - (v) the exercise of any set off or counter-claim against URF; or
  - (vi) any other act, matter or thing governed by Chapter 5 of the Corporations Act occurring to in relation to URF,

is a reference only to those things occurring to the Issuer in its capacity as trustee and responsible entity of URF in connection with obligations owed by the Issuer in that capacity.

## 2. Acknowledgment

### 2.1. Acknowledgment

The Issuer acknowledges that it is indebted to the URF Noteholder to the extent of the Principal Sum.

## 3. Nature of URF Notes

### 3.1. Status

- (a) A URF Note confers rights on the URF Noteholder as a creditor of the Issuer for an amount equal to the Principal Sum and all other Moneys Owing from time to time.
- (b) A URF Note is an unsecured debt obligation constituted by, and owing under, the Trust Deed.

### 3.2. Obligations of the Issuer

The obligations of the Issuer are obligations of the Responsible Entity in its capacity as responsible entity for the US Masters Residential Property Fund and, subject to Clause 16, not in its personal capacity.

### 3.3. Ranking

- (a) URF Notes constitute unsecured debt obligations of the Issuer which rank equally without any preference among themselves and the repayment of which ranks in priority behind certain other obligations of the Issuer in the manner specified in these Terms.
- (b) The claims of the URF Note Trustee and URF Noteholders against the Issuer in respect of URF Notes (**Noteholder Claims**) are, in the event of a winding up of the Issuer, subject in right of payment to payment in full of the claims of all Senior Creditors.

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- (c) Subject to the following, the URF Note Trustee and each URF Noteholder must not, and each is taken to have waived, to the fullest extent permitted by law, any right to prove in a winding up of the Issuer as a creditor in respect of any Noteholder Claim other than as a claim which is subject to and contingent upon prior payment in full of the claims of Senior Creditors. Nothing in this Clause 3.3(c) prevents the URF Note Trustee from proving in a winding up of the Issuer in its personal capacity.
- (d) Neither the URF Note Trustee nor any URF Noteholder may exercise its voting rights (as a creditor in respect of URF Notes) in a winding up of the Issuer so as to defeat the provisions of this Clause 3.3.
- (e) Neither the URF Note Trustee nor any URF Noteholder is entitled to set-off any amounts, merge accounts or exercise any other rights the effect of which is or may be to reduce the amount payable by the Issuer in respect of the URF Notes held by any URF Noteholder.
- (f) For the avoidance of doubt, payments of Interest under these Terms are subject to this Clause 3.3.

### **3.4. Currency**

URF Notes are denominated in Australian dollars.

### **3.5. No other rights**

- (a) A URF Note does not confer any rights to a URF Noteholder:
- (i) to attend or vote at a general meeting of the Issuer;
  - (ii) to subscribe for new securities or to participate in any bonus issue of securities by the Issuer; or
  - (iii) to otherwise participate in the profits or property of the Issuer or to benefits produced by the Issuer (including financial benefits or benefits consisting of rights or interests in property held by the Responsible Entity for members of the US Masters Residential Property Fund) except by receiving payments as set out expressly in these Terms.
- (b) The Issuer may from time to time, without the consent of the URF Noteholders, issue further notes having the same terms as the URF Notes in all respects except for the date and calculation of the first interest payment under those notes, so as to form part of the same series as the URF Notes.
- (c) The issue of URF Notes does not restrict the ability of the Issuer to issue any other notes, shares or securities, or incur or guarantee any indebtedness, upon such terms as the Issuer may determine.
- (d) By accepting an issue or transfer of a URF Note, a URF Noteholder:
- (i) agrees to be bound by these Terms and the Trust Deed; and
  - (ii) acknowledges that it is a creditor of the Issuer and subject to the limitations on rights arising under the URF Notes set out in this Clause 3.5.

## **4. Title**

### **4.1. Issue**

URF Notes are issued in registered form by entry in the URF Note Register.

### **4.2. Title**

- (a) Title to any URF Note is determined by registering the URF Noteholder in the URF Note Register.
- (b) Title to any URF Note passes when it is registered in the name of the transferee in the URF Note Register.

### **4.3. No certificate**

No certificates will be issued to URF Noteholders unless the Issuer is required to do so under any applicable law.

### **4.4. CHESS**

The rights of a URF Noteholder holding an interest in URF Notes that are CHESS Approved Securities are subject to the ASX Settlement Operating Rules.

### **4.5. Recognition**

Except as ordered by a court of competent jurisdiction or as required by law, the Issuer:

- (a) may treat the registered holder of any URF Notes as the absolute owner (notwithstanding any notice of ownership or writing on the URF Note or any notice of previous loss or theft or of any trust or any other interest) and is not bound to take notice of or to admit the execution of any trust, whether express, implied or constructive or any other right, title or interest of any other person, to which any URF Note may be subject.
- (b) is not required to obtain any proof of ownership and is not required to verify the identity of the registered holder.
- (c) is not required to recognise or give effect to any legal or equitable interest in any URF Note not entered on the URF Note Register notwithstanding that the Issuer may have actual or constructive notice thereof.

## **5. Interest**

### **5.1. Interest**

- (a) The Issuer must pay Interest to a URF Noteholder at the Interest Rate on the Principal Sum from the Issue Date to Redemption of that URF Note.
- (b) Interest accrues daily from and including the first day of each Interest Period to and including the last day of that Interest Period.
- (c) Interest must be calculated on the basis of a 365 day year.
- (d) The Issuer must pay Interest on each Interest Payment Date.
- (e) Interest paid under this Clause 5.1 is an unsecured debt obligation of the Issuer (whether or not paid out of profits of the Issuer).

## 5.2. Interest Period

- (a) For the purposes of this Clause 5, subject to Clause 5.2(b), **Interest Period** means each period commencing on (and including) an Interest Payment Date and ending on (but excluding) the next Interest Payment Date.
- (b) However:
- (i) the first Interest Period commences on (and includes) the Issue Date;
  - (ii) the Interest Period ending on 30 June in any year ends on (and includes) 30 June;
  - (iii) any Interest Period commencing on 30 June in any year commences on (but excludes) 30 June; and
  - (iv) the final Interest Period ends on (but excludes) the Redemption Date.

## 5.3. Rounding

If the amount of Interest payable under this Clause 5 includes a fraction of a cent, the amount of Interest payable must be rounded to the nearest one Australian cent with one half of an Australian cent being rounded up to one Australian cent.

## 6. Redemption

### 6.1. Redemption Sum

For the purposes of this Clause 6, the **Redemption Sum** for a URF Note is the Principal Sum together with all accrued but unpaid Interest on that URF Note on the date for Redemption.

### 6.2. Redemption by Issuer

If not previously Redeemed and cancelled by the Issuer, the Issuer must redeem each URF Note on the Maturity Date and must pay to the URF Noteholder the Redemption Sum.

### 6.3. Notice to URF Note Trustee

The Issuer agrees to promptly (and in any event no later than 2 Business Days after it becomes aware thereof) notify the URF Note Trustee in writing of an Event of Default or a Change of Control.

### 6.4. Redemption on Default

On the occurrence of an Event of Default, if required by the URF Note Trustee by written notice in accordance with the Trust Deed, the Issuer must redeem all URF Notes on issue on the date of delivery of that notice and must pay the Redemption Sum for each URF Note on issue on that date.

### 6.5. No Redemption at option of URF Noteholder

Without affecting Clause 6.4, URF Noteholders have no right to request Redemption of their URF Notes at any time.

### 6.6. Early Total Redemption

- (a) The Issuer may Redeem all (but not some) of the URF Notes on issue on any of the Call Dates for the Redemption Sum.
- (b) To Redeem URF Notes under Clause 6.6(a), the Issuer must:
- (i) deliver to the URF Note Trustee and Registry a certificate signed by two directors or a director and a secretary of the Responsible Entity stating that the Issuer is entitled to

Redeem URF Notes under this Clause 6.6 and setting out a statement of the facts showing that the conditions giving rise to the right of the Issuer to Redeem under this Clause 6.6 have occurred;

- (ii) give notice to the URF Note Trustee and the Registry and to URF Noteholders by issuing an ASX announcement of its intention to Redeem the URF Notes, specifying the date for redemption being the date which is at least 15 Business Days after the date of that notice (**Issuer Redemption Date**), and the amount payable on redemption of those URF Notes on that date;
- (iii) pay the Redemption Sum to each URF Noteholder on the Issuer Redemption Date on each URF Note redeemed; and
- (iv) procure that the URF Note Register is amended to reflect the redemption of URF Notes in accordance with this Clause 6.6.

The URF Note Trustee has no obligation to investigate any matters certified to it pursuant to clause 6.6(b)(i).

#### **6.7. Early Partial Redemption**

- (a) The Issuer may reduce the Principal Sum of all (but not some) of the URF Notes on issue on any of the Call Dates for the Redemption Sum.
- (b) To reduce the Principal Sum of URF Notes under Clause 6.7(a), the Issuer must:
  - (i) deliver to the URF Note Trustee and Registry certificate signed by two directors or a director and a secretary of the Responsible Entity stating that the Issuer is entitled to Redeem URF Notes under this Clause 6.7 and setting out a statement of the facts showing that the conditions giving rise to the right of the Issuer to Redeem under this Clause 6.7 have occurred;
  - (ii) give notice to the URF Note Trustee and the Registry and to URF Noteholders by issuing an ASX announcement of its intention to reduce the Principal Sum of URF Notes, specifying the date for reduction of the Principal Sum being an Interest Payment Date which is at least 15 Business Days after the date of that notice (**Issuer Reduction Date**), and the amount payable on reduction of the Principal Sum of those URF Notes on that date;
  - (iii) pay an amount equal to the reduction of the Principal Sum to each URF Noteholder on the Issuer Reduction Date on each URF Note together with all accrued but unpaid Interest on the URF Notes.

The URF Note Trustee has no obligation to investigate any matters certified to it pursuant to clause 6.7(b)(i).

#### **6.8. Early Redemption for tax reasons**

- (a) If, as a result of any change in, or amendment to, the laws of a Relevant Tax Jurisdiction, or any change in their application or official or judicial interpretation or administration, which change or amendment becomes effective on or after the Issue Date, the Issuer is or would be required to pay an Additional Amount, the Issuer may Redeem all (but not some) URF Notes before their Maturity Date for the Redemption Sum.
- (b) However, the Issuer may only Redeem under this Clause 6.8 if:
  - (i) the Issuer has:
    - (A) delivered to the URF Note Trustee and Registry a certificate signed by two directors or a director and a secretary of the Responsible Entity stating that the Issuer is entitled to Redeem URF Notes under this Clause 6.8 and setting

out a statement of the facts showing that the conditions giving rise to the right of the Issuer to Redeem under this Clause 6.8 have occurred; and

- (B) given notice of its election to do so at least 30 days (and no more than 60 days) prior to the proposed Redemption Date to the URF Note Trustee and the Registry and to URF Noteholders by issuing an ASX announcement;
- (ii) the proposed Redemption Date is an Interest Payment Date; and
- (iii) the notice of Redemption is not given earlier than 90 days before the Interest Payment Date occurring immediately before the earliest date on which the Issuer would be obliged to pay any Additional Amounts.

The URF Note Trustee has no obligation to investigate any matters certified to it pursuant to clause 6.8(b)(i)(A).

### **6.9. Early Redemption on a Change of Control**

- (a) If a Change of Control Event occurs, subject to Clause 6.9(b), then:
  - (i) the Issuer may Redeem all (but not some) URF Notes before their Maturity Date for the Redemption Sum; and
  - (ii) the Issuer must notify the URF Note Trustee, and the Registry and to URF Noteholders by issuing an ASX announcement:
    - (A) of the occurrence of the Change of Control Event as soon as practicable after becoming aware of the event specifying the date on which the Change of Control Event occurred; and
    - (B) of its intention (if applicable) to exercise its right to Redeem URF Notes under this Clause 6.9 within 20 Business Days of the date on which the Change of Control Event occurred.
- (b) The Issuer may only Redeem under this Clause 6.9 if the notice given under Clause 6.9(a)(ii)(B) indicates that the Issuer intends to Redeem on a proposed Redemption Date which is:
  - (i) an Interest Payment Date;
  - (ii) at least 30 days (and no more than 60 days) after the date the notice is given to the URF Note Trustee, the Registry and ASX; and
  - (iii) no later than 180 days after the occurrence of the Change of Control Event.

### **6.10. Repurchase**

The Issuer may, at any time, to the extent permitted by any applicable law and the Listing Rules, purchase URF Notes on the ASX or otherwise, and at any price. URF Notes purchased under this Clause 6.10 may be held, resold or cancelled at the option of the Issuer, subject to compliance with any applicable law and the Listing Rules.

## **7. Default**

### **7.1. Action upon Event of Default**

- (a) Upon the occurrence of an Event of Default, and at any time while that Event of Default subsists, the URF Note Trustee may, or if so directed by a Special Resolution, must, by written notice to the Issuer, give a notice to the Issuer under Clause 6.4.

- (b) At any time after the occurrence of an Event of Default, the URF Note Trustee may at its discretion and without further notice institute such proceedings as it may think fit to recover the Moneys Owning.
- (c) Nothing in this Clause 7.1 prevents the URF Note Trustee bringing proceedings to recover Moneys Owning to it other than in its capacity as a URF Noteholder or acting on behalf of URF Noteholders.

## **7.2. Knowledge of Event of Default**

The URF Trustee is taken not to have knowledge of the occurrence of an Event of Default unless the URF Trustee has received written notice from a URF Noteholder or the Issuer stating that an Event of Default has occurred and describing it.

## **7.3. No obligation to inform**

Nothing contained in this Deed imposes on the URF Note Trustee an obligation to inform any URF Noteholders of any breach by the Issuer of any provision of the Trust Deed.

## **7.4. Notice to URF Noteholders**

Subject to the URF Note Trustee firstly being indemnified to its satisfaction from the property of the URF Notes Trust, if the URF Note Trustee becomes actually aware of the occurrence of an Event of Default, the URF Note Trustee must promptly convene a meeting of URF Noteholders in accordance with Clause 21 of the Trust Deed at which it must seek directions from the URF Noteholders in the form of a Special Resolution as to the action it should take in relation to that Event of Default.

## **7.5. Waiver**

The URF Note Trustee must not waive or authorise any Event of Default unless directed to do so by a Special Resolution.

## **7.6. URF Note Trustee not bound to enforce**

The URF Note Trustee need not take any action contemplated by Clause 6.4 or exercise any other power, right or discretion under the Trust Deed (including the granting of any waiver or consent or the making of any determination) unless all the following conditions are satisfied:

- (a) the URF Note Trustee is directed to take the action by a Special Resolution; and
- (b) the URF Note Trustee is indemnified, to its satisfaction, against all costs, charges, liabilities and expenses which may be incurred by it in connection with that action; and
- (c) the URF Note Trustee is not restricted or prohibited from taking such action by any order of any competent court or any applicable law.

If the URF Note Trustee forms the view that such action is or could be inconsistent with the Trust Deed, these Terms or the Corporations Act or any other applicable law, it may take steps to seek (and, if the court so determines, to obtain) as soon as reasonably practicable a court direction or order to set aside or vary the direction given by Special Resolution, and, while those steps are underway, the URF Note Trustee is not obliged to take any action or proceedings it has been directed to take by Special Resolution.

## **7.7. No individual enforcement**

Unless the URF Note Trustee, having become obliged to take action to enforce the rights of the URF Noteholders under the Trust Deed and these Terms fails to do so within 20 Business Days of being obliged to do so and such failure is continuing, the rights of each URF Noteholder to enforce the obligations of the Issuer under the URF Notes are limited to the exercise of its rights to enforce and seek due administration by the URF Note Trustee of the Trust Deed. In particular, unless the URF Note Trustee having become obliged to take action to enforce the rights of the URF Noteholders under



the Trust Deed and these Terms fails to do so within 20 Business Days of being obliged to do so and such failure is continuing, no URF Noteholder may, with respect to payment of any amount due under the URF Notes held by it:

- (a) sue the Issuer;
- (b) obtain judgment against the Issuer; or
- (c) apply for or seek a Winding up of the Issuer.

If any URF Noteholder takes any action to enforce the obligations of the Issuer under the URF Notes following a failure by the URF Note Trustee to take any action it is required to take under the Trust Deed or these Terms within the required time periods, then such URF Noteholder must take such action in its own name and not in the name of the URF Note Trustee.

## **8. Transfer**

### **8.1. Transfer**

A URF Noteholder may transfer URF Notes:

- (a) for so long as URF Notes are CHESS Approved Securities, in accordance with the rules and regulations of CHESS and the ASX Settlement Operating Rules; or
- (b) at any other time:
  - (i) by a proper transfer under any other computerised or electronic system recognised by the Corporations Act; or
  - (ii) by any proper or sufficient instrument of transfer of marketable securities under applicable law.

The Issuer must not charge any fee on the transfer of URF Notes.

### **8.2. Stamp Duty**

The URF Noteholder is responsible for any stamp duty or other similar taxes which are payable in any jurisdiction in connection with the transfer, assignment or other dealing with its URF Notes.

### **8.3. Registration**

Subject to the rules and regulations of CHESS and the ASX Settlement Operating Rules while the URF Notes are CHESS Approved Securities, where the Issuer receives an instrument of transfer in accordance with Clause 8.1, the Issuer must:

- (a) enter the named transferee in the URF Note Register; and
- (b) re-issue and dispatch any Holding Statements for the URF Notes being transferred in the name of that transferee to that transferee.

### **8.4. Owner**

Subject to the rules and regulations of CHESS and the ASX Settlement Operating Rules while the URF Notes are CHESS Approved Securities, the transferor remains the owner of such URF Notes until the name of the transferee is entered into the URF Note Register.

## **9. Registration**

### **9.1. Issuer to maintain a URF Note Register**

The Issuer must establish and maintain or cause to be maintained a URF Note Register.

### **9.2. Issuer to update URF Note Register**

The Issuer will enter or cause to be entered on the URF Note Register the names and addresses of each URF Noteholder, the number of URF Notes held by each URF Noteholder, the corresponding Issue Date and the date of transfer (if any) of the URF Notes to or from each URF Noteholder.

### **9.3. URF Noteholders to notify Issuer of changes in details**

A URF Noteholder must promptly notify the Issuer of any change of its name or registered address accompanied by such evidence as the Issuer may reasonably require.

### **9.4. Joint holders**

The Issuer's obligations to register joint holders of any URF Notes may be effectively discharged by performance in favour of any one or more of those registered joint holders.

## **10. Payments**

### **10.1. Summary of payment provisions**

Payments in respect of URF Notes, subject to the Trust Deed, must be made in accordance with this Clause 10.

### **10.2. Payments subject to law**

All payments are subject to applicable law, but without prejudice to the provisions of Clause 10.

### **10.3. Payments on Business Days**

If any payment:

- (a) is due on a day (other than 30 June each year) which is not a Business Day, then the due date for payment will be the next Business Day;
- (b) is due on any 30 June which is not a Business Day, then the due date for payment will be the immediately preceding Business Day; or
- (c) is to be made to an account on a Business Day on which banks are not open for general banking business in the place in which the account is located, then the due date for payment will be the first following day on which banks are open for general banking business in that place.

In none of these cases will there be any adjustment to the amount payable by reason of any delay or early payment.

### **10.4. Payment of Interest**

Payments of Interest (other than Interest included in a Redemption Sum) must be made to the person registered on the Record Date for that payment as the holder of that URF Note.

### **10.5. Payment of Redemption Sum**

Payments of the Redemption Sum must be made to the person registered at 10.00am on the Redemption Date as the holder of that URF Note.

**10.6. Payments to accounts**

Monies payable by the Issuer to a URF Noteholder may be paid by crediting an Australian dollar bank account maintained in Australia with a financial institution and nominated in writing by the URF Noteholder by close of business on the relevant Record Date (or in the case of Redemption, by close of business on the fifth Business Day prior to the Redemption Date) or in any other manner the Issuer decides.

**10.7. Unsuccessful attempts to pay**

If the URF Noteholder has not notified the Registry of an account for the purposes of payment under Clause 10.6 or the transfer of any amount for crediting the nominated account does not complete for any reason (other than an error made by or on behalf of the Issuer), the Issuer is treated as having paid the amount on the date on which it would otherwise have made the payment and a notice must be sent to the address most recently notified by the URF Noteholder advising of the uncompleted payment. In that case, unless the Issuer decides to complete the payment to the applicable URF Noteholder by another method, the amount of the uncompleted payment must be held on deposit in a non-interest bearing account maintained by the Issuer or the Registry with an ADI until the URF Noteholder nominates a suitable Australian dollar account maintained in Australia for crediting with the payment or the claim becomes void. No additional interest is payable in respect of any delay in payment. The account in which a payment is held under this Clause 10.7 may be used to hold payments due to other holders of URF Notes but for no other purpose.

**10.8. Payment to joint URF Noteholders**

A payment to any one of joint URF Noteholders discharges the Issuer's liability in respect of the payment.

**10.9. No set-off, counterclaim or deductions**

All payments in respect of URF Notes must be made:

- (a) in full without set-off or counterclaim by the Issuer in respect of claims by the Issuer against the holders of URF Notes, except as permitted by Clause 11.3; and
- (b) without any withholding or deduction in respect of Taxes, unless the withholding or deduction is required by law or permitted by Clause 11.3.

**11. Taxation****11.1. Withholding tax**

Subject to Clause 11.2, if a law requires the Issuer to withhold or deduct an amount in respect of Taxes from a payment in respect of a URF Note such that the URF Noteholder would not actually receive on the due date the full amount provided for under the URF Note, then:

- (a) the Issuer may deduct the amount for the Taxes (and any further withholding or deduction applicable to any further payment due under Clause 11.1(b)); and
- (b) if the amount deducted or withheld is in respect of Taxes imposed by a Relevant Tax Jurisdiction, the amount payable is increased so that, after making the deduction and further deductions applicable to additional amounts payable under this Clause 11.1, the URF Noteholder is entitled to receive (at the time the payment is due) the amount it would have received if no deductions or withholdings had been required to be made.

**11.2. Withholding tax exemptions**

No Additional Amounts are payable under Clause 11.1(b) in respect of any URF Note:

- (a) to, or to a third party on behalf of, a URF Noteholder who is liable to such Taxes in respect of that URF Note by reason of the person having some connection with a Relevant Tax

Jurisdiction other than the mere holding of that URF Note or receipt of payment in respect of that URF Note;

- (b) to, or to a third party on behalf of, a URF Noteholder who could lawfully avoid (but has not so avoided) such Taxes by complying or procuring that any third party complies with any statutory requirements or by making or procuring that any third party makes a declaration of non-residence or similar case for exemption to any tax authority;
- (c) to, or to a third party on behalf of, a URF Noteholder who is an Offshore Associate and not acting in the capacity of a clearing house, paying agent, custodian, funds manager or responsible entity of a registered scheme within the meaning of the Corporations Act;
- (d) to, or to a third party on behalf of, an Australian resident URF Noteholder or a non-resident URF Noteholder carrying on business in Australia at or through a permanent establishment of the non-resident in Australia, if the URF Noteholder has not supplied an appropriate tax file number, an Australian business number or other exemption details;
- (e) to, or to a third party on behalf of, a URF Noteholder on account of amounts which the Australian Commissioner of Taxation requires the relevant Issuer to withhold under section 255 of the Income Tax Assessment Act 1936 (Cth) or section 260-5 of Schedule 1 of the Taxation Administration Act 1953 (Cth); or
- (f) if the Taxes have been imposed or levied as a result of the URF Noteholder being party to or participating in a scheme to avoid such Taxes, being a scheme which the Issuer was neither a party to nor participated in.

### **11.3. Tax File Number**

- (a) The Issuer must deduct tax from payments of Interest on URF Notes at the highest marginal tax rate plus the highest Medicare levy if a URF Noteholder has not supplied an appropriate tax file number, Australian business number or exemption details.
- (b) If a URF Noteholder supplies exemption details and the Issuer subsequently determines that the relevant exemption was not available, the Issuer may recover the amount that should have been deducted from the relevant URF Noteholder and may deduct that amount from any subsequent payment due to that URF Noteholder in respect of URF Notes.

## **12. Amendment**

### **12.1. Amendment without consent**

- (a) Subject to compliance with any applicable laws and the Listing Rules, the Issuer may amend these Terms with the approval of the URF Note Trustee and without the agreement or approval of URF Noteholders, if each of the Issuer and the URF Note Trustee is of the opinion that such amendment is:
  - (i) of a formal or technical or minor nature;
  - (ii) made to cure any ambiguity or correct any manifest error; or
  - (iii) necessary or expedient to comply with any applicable law.
- (b) The URF Note Trustee's approval to an amendment of these Terms under Clause 12.1(a) is subject to the Issuer providing the URF Note Trustee with an opinion of an Australian Legal Practitioner, addressed to the URF Note Trustee, that the alternation is not materially prejudicial to the interests of the URF Noteholders as a whole.

### **12.2. Amendment by Special Resolution of URF Noteholders**

The Issuer and the URF Note Trustee are entitled with the authority of a Special Resolution of URF Noteholders to make any amendment or addition to these Terms.

### 13. URF Note Trustee capacity and limitation of liability

- (a) The URF Note Trustee is not liable to the Issuer, any URF Noteholder or any other person in any capacity other than as trustee of the URF Notes Trust.
- (b) Any liability arising under or in connection with the Trust Deed or a URF Note is limited to and can be enforced against the URF Note Trustee only to the extent to which the URF Note Trustee is actually indemnified out of the Notes Trust Fund for that liability. This limitation of the URF Note Trustee's liability applies despite any other provision of the Trust Deed or these Terms and extends to all liabilities and obligations of the URF Note Trustee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to the Trust Deed or a URF Note.
- (c) Neither the Issuer nor any URF Noteholder may sue the URF Note Trustee in any capacity other than as trustee of the URF Notes Trust, including seeking the appointment of a Controller (except in relation to the Notes Trust Fund), a liquidator an administrator or any other similar person to the URF Note Trustee or prove in any Liquidation of or affecting the URF Note Trustee (except in relation to the Notes Trust Fund).
- (d) The Issuer and each URF Noteholder waives each of their rights against the URF Note Trustee, and each releases the URF Note Trustee from any personal liability, in respect of any loss or damage which any of them may suffer as a consequence of a failure of the URF Note Trustee to perform its obligations under the Trust Deed or a URF Note, which cannot be paid or satisfied out of the Notes Trust Fund.
- (e) The provisions of this Clause 13 will not apply to any obligation or liability of the URF Note Trustee to the extent arising as a result of the URF Note Trustee's fraud, negligence or wilful default.
- (f) The Issuer and each URF Noteholder each acknowledge that it is responsible for performing a variety of obligations under the Trust Deed and the Terms. No act or omission of the URF Note Trustee (including any related failure to satisfy its obligations or breach of representation or warranty under the Trust Deed or these Terms) will be considered fraud, negligence or wilful default of the URF Note Trustee for the purposes of this Clause 13 to the extent to which the act or omission was caused or contributed to by any failure of the Issuer, a URF Noteholder or any other person to fulfil its obligations relating to the Notes Trust or by any other act or omission of the Issuer, a URF Noteholder or any other person.
- (g) No attorney, agent or delegate appointed in accordance with the Trust Deed has authority to act on behalf of the URF Note Trustee in any way which exposes the URF Note Trustee to any personal liability and no such act or omission of any such person will be considered fraud, negligence or wilful default of the URF Note Trustee for the purpose of this Clause 13.
- (h) The URF Note Trustee is not obliged to do or refrain from doing anything under the Trust Deed or these Terms (including incur any liability) unless the URF Note Trustee's liability is limited in the same manner as set out in this Clause 13.
- (i) The provisions of this Clause 13:
- (i) are paramount and apply regardless of any other provision of the Trust Deed or these Terms or any other instrument, even a provision which seeks to apply regardless of any other provision;
  - (ii) survive and enure beyond any termination of these Terms for any reason; and
  - (iii) are not severable from the Terms.

## 14. General

### 14.1. ASX quotation

The Issuer must use all reasonable endeavours and furnish all such documents, information and undertakings as may be reasonably required to procure the URF Notes are quoted on ASX on or as soon as possible after their Issue Date, and remain quoted until Redemption.

### 14.2. Resolutions binding

The Trust Deed contains Clauses relating for convening meetings of the URF Noteholders to consider any matter affecting their interests including certain variations of these Terms which require the consent of the URF Noteholders. Resolutions passed at any meeting of the URF Noteholders will be binding on all URF Noteholders.

### 14.3. Governing Law

The laws of New South Wales govern these Terms. The Issuer and the URF Noteholder submit to the non-exclusive jurisdiction of courts exercising jurisdiction there.

### 14.4. Duties and Taxes

The Issuer must bear any stamp duty payable on or in connection with the issue of the URF Notes but the Issuer is not responsible for any duties or taxes which may subsequently become payable in connection with the transfer, conversion, Redemption or any other dealing with the URF Notes.

## 15. Notices

### 15.1. Service of Notices

(a) A notice may be given by the Issuer or the URF Note Trustee to any URF Noteholder, or in the case of joint URF Noteholders to the URF Noteholder whose name appears first in the URF Note Register:

- (i) personally;
- (ii) by leaving it at the URF Noteholder's address noted in the URF Note Register or by sending it by prepaid post (airmail if posted to a place outside Australia) addressed to the URF Noteholder's address noted in the URF Note Register;
- (iii) by facsimile transmission to the facsimile number nominated by the URF Noteholder;
- (iv) by publishing such notice in a national newspaper;
- (v) by the Issuer posting, at the request of the URF Note Trustee, the notice on the Issuer's internet website;
- (vi) by the URF Note Trustee posting such notice on its own internet website;
- (vii) by the Issuer issuing an ASX announcement; or
- (viii) by other electronic means, including by email, determined by the Issuer or the URF Note Trustee.

If the notice is signed, the signature may be original or printed.

(b) A notice given by the Issuer, the URF Note Trustee or a URF Noteholder to the Issuer or the URF Note Trustee must:

- (i) be in writing and signed by a person duly authorised by the sender; and

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- (ii) be left at, or sent by prepaid post (airmail if posted from a place outside Australia) to the address below or the address last notified by the Issuer or URF Note Trustee, or sent by a facsimile transmission to the fax number below or the fax number last notified by the Issuer or URF Note Trustee:

Issuer: Dixon Advisory & Superannuation Services Limited

Address: Level 15, 100 Pacific Highway  
North Sydney NSW 2060  
Attention: Hannah Chan  
Facsimile: 1300 883 159  
Email: hannah.chan@dixon.com.au

or any other address of the Issuer notified by it from time to time.

URF Note Trustee: Australian Executor Trustee Limited

Address: Level 22, 207 Kent Street  
Sydney NSW 2000  
Attention: Corporate Trust  
Facsimile: 02 9028 5942  
Email: corptrustnotes@aetlimited.com.au

## 15.2. When notice considered to be received

Any notice is taken to be received:

- (a) if served personally or left at the intended recipient's address, when delivered;
- (b) if sent by prepaid post, on the second Business Day (or, if posted to or from a place outside Australia, the seventh day) after the date of posting;
- (c) if sent by facsimile or other electronic transmission, on production of a report by the machine or other system by which the transmission is sent indicating that the transmission has been made in its entirety to the correct fax number or other transmission address and without error; and
- (d) if published in a national newspaper, by each URF Noteholder on the date of such publication; and
- (e) if published on a website or by way of ASX announcement, by each URF Noteholder on the day following the date on which such notice is posted by the URF Note Trustee or the Issuer (as applicable) on the website or issued as an ASX announcement (as applicable),

but if the result is that a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent or is later than 5.00pm (local time) it will be taken to have been duly given or made at the commencement of business on the next Business Day in that place.

## 16. Limitation of liability of responsible entity

### 16.1. Limitation of liability

- (a) This limitation of the Responsible Entity's liability applies despite any other provisions of these Terms and extends to all Obligations of the Responsible Entity in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to these Terms.
- (b) The Responsible Entity enters into these Terms as responsible entity of URF and in no other capacity.

- (c) Each URF Noteholder acknowledges that the Responsible Entity incurs the Obligations solely in its capacity as responsible entity of URF and that the party that acts as Responsible Entity ceases to have any obligation under these Terms if it ceases for any reason to be responsible entity of URF.
- (d) Subject to Clause 16.1(h), the Responsible Entity is not liable to pay or satisfy any Obligations except out of the Assets of URF against which it is actually indemnified in respect of any liability incurred by it as trustee of URF.
- (e) Subject to Clause 16.1(h), the URF Note Trustee and URF Noteholders may enforce their rights against the Responsible Entity arising from non-performance of the Obligations only to the extent of the Responsible Entity's right of indemnity out of the Assets of URF.
- (f) Subject to Clause 16.1(h), if any of the URF Note Trustee and URF Noteholders do not recover all money owing to it arising from non-performance of the Obligations it may not seek to recover the shortfall by:
- (i) bringing proceedings against the Responsible Entity in its personal capacity; or
  - (ii) applying to have the Responsible Entity put into administration or wound up or applying to have a receiver or similar person appointed to the Responsible Entity or proving in the administration or winding up of the Responsible Entity.
- (g) Subject to Clause 16.1(h), the URF Note Trustee and each of the URF Noteholders waives their rights and release the Responsible Entity from any personal liability whatsoever, in respect of any loss or damage:
- (i) which they may suffer as a result of any:
    - (A) breach by the Responsible Entity of any of its Obligations; or
    - (B) non-performance by the Responsible Entity of the Obligations; and
  - (ii) which cannot be paid or satisfied out of the assets of which the Responsible Entity is actually indemnified in respect of any liability incurred by it as trustee of URF.
- (h) These Terms are subject to this Clause 16.1 and the Responsible Entity is in no circumstances required to satisfy any liability of the Responsible Entity arising under, or for non-performance or breach of any Obligations under or in respect of, these Terms or under or in respect of any other document to which it is expressed to be a party out of any funds, property or assets other than the Assets of URF under the Responsible Entity's control and in its possession as and when they are available to the Responsible Entity to be applied in exoneration for such liability PROVIDED THAT if the liability of the Responsible Entity is not fully satisfied out of the Assets of URF as referred to in this Clause 16.1, the Responsible Entity is liable to pay out of its own funds, property and assets the unsatisfied amount of that liability but only to the extent of the total amount, if any, by which the Assets of URF have been reduced by reasons of fraud, gross negligence or breach of trust by the Responsible Entity in the performance of its duties as responsible entity of URF.
- (i) No attorney, agent or other person appointed in accordance with these Terms has authority to act on behalf of the Responsible Entity in a way which exposes the Responsible Entity to any personal liability, and no act or omission of such a person will be considered fraud, gross negligence or breach of trust by the Responsible Entity for the purposes of this Clause 16.1.
- (j) In this clause **Obligations** means all obligations and liabilities of whatever kind undertaken or incurred by, or devolving upon, the Responsible Entity under or in respect of these Terms, and Assets includes all assets, property and rights real and personal of any value whatsoever.

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## Corporate Directory

<b>Directors of Dixon Advisory &amp; Superannuation Services Limited</b>	Daryl Dixon (Chairman) Maximilian Walsh (Deputy Chairman) Alan Dixon Alexander MacLachlan Christopher Brown Tristan O'Connell
<b>Company Secretary</b>	Hannah Chan Tristan O'Connell
<b>Registered Office</b>	Suite 1502 100 Pacific Highway North Sydney NSW 2060
<b>URF Note Trustee of URF Notes Trust</b>	Australian Executor Trustees Limited Level 22 207 Kent Street Sydney NSW 2000  Fax: 02 9028 5942 Email: <a href="mailto:corptrustnotes@aetlimited.com.au">corptrustnotes@aetlimited.com.au</a> Attention: Corporate Trust
<b>Solicitors to the Offer</b>	Watson Mangioni Lawyers Pty Limited Level 13 50 Carrington Street Sydney NSW 2000 Ph: (02) 9262 6666 Fax: (02) 9262 2626
<b>URF Note Registrar</b>	Boardroom Pty Limited Level 7 207 Kent Street Sydney NSW 2000 Ph: 1300 737 760
<b>Stock Exchange Listing</b>	Australian Securities Exchange Fund Listing Code: URF Intended Listing Code URF Notes: URFHA

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# APPLICATION FORM

## US MASTERS RESIDENTIAL PROPERTY FUND URF NOTES



ARSN 150 256 161

Fill out this Application Form if you want to apply for URF Notes issued by Dixon Advisory Superannuation Services Limited in its capacity as Responsible Entity of the US Masters Residential Property Fund.

- Please read the Replacement Prospectus dated 12 December 2014.
- Follow the instructions to complete this Application Form (see reverse).
- Print clearly in capital letters using black or blue pen.

Broker Reference – Stamp Only

**OFFER CLOSING DATE – 4pm 18 December 2014**  
(unless closed earlier or extended)

Broker Code

Advisor Code

Are you an existing unitholder of URF?

YES

**IMPORTANT PLEASE NOTE** – The Responsible Entity may be required under the Anti-Money Laundering/Counter-Terrorism Financing Act 2006 (Cth) or any other law to obtain identification information from Applicants. The Responsible Entity reserves the right to reject any Application from an Applicant who fails to provide identification information upon request.

**A** I/We apply for

**B** I/We apply lodge full Application Monies at A\$100 per URF Note

x \$100 per URF Note

Number of URF Notes (minimum 20 URF Notes (A\$2,000) and thereafter in multiples of 5 URF Notes (A\$500))

**C** Write the name/s you wish to register the URF Notes in (see reverse for instructions)

APPLICANT 1

APPLICANT 2 or Account Designation

APPLICANT 3 or Account Designation

**D** Postal Address

Number/Street Name

Suburb/Town

State

Postcode

**E** CHESS participant – Holder Identification Number (HIN) or SRN

X

**IMPORTANT PLEASE NOTE** if the name & address details above in sections D & E do not match exactly with your registration details held at CHESS, any Notes issued as a result of your application will be held on the Issuer Sponsored subregister.

**F** Enter your Tax File Number/s, ABN, or exemption category

Applicant 1

Applicant 2

Applicant 3

Exemption Category

**G** Please enter details of the cheque/s that accompany this Application Form:

Drawer

Chq No.

BSB No.

Acc No.

A\$

Drawer

Chq No.

BSB No.

Acc No.

A\$

TOTAL

A\$

**H** Contact telephone number (daytime/work/mobile)

**I** Email Address

**J** Noteholder Communications

All correspondence will be sent electronically unless legally required otherwise or unless the box below is ticked.

Printed copy of Noteholder communications required

By submitting this Application Form, I/We declare that this Application Form is completed and lodged according to the Replacement Prospectus and the instructions on the reverse of the Application Form and declare that all details and statements made by me/us are complete and accurate. I/We agree to be bound by the Trust Deed and the Terms of the URF Notes. I/We received the Replacement Prospectus together with the Application Form or a print out of them. I/We represent, warrant and undertake to the Fund that our subscription for the above URF Notes will not cause the Fund or me/us to violate the laws of Australia or any other jurisdiction which may be applicable to this subscription for URF Notes.

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# GUIDE TO THE APPLICATION FORM

YOU SHOULD READ THE REPLACEMENT PROSPECTUS CAREFULLY AND IN FULL BEFORE COMPLETING THIS APPLICATION FORM.

## DECLARATION

By submitting this Application Form with your Application Monies, I/we declare that I/we:

- apply for the number of URF Notes that I/we apply for (or a lower number allocated in a manner allowed under the Replacement Prospectus);
- am/are over 18 years of age;
- acknowledge that neither the Fund, the Responsible Entity nor any person or entity guarantees any particular rate of return on the securities, nor do they guarantee the repayment of capital;
- represent, warrant and agree that I/we am/are not in the United States or a US Person and am/are not acting for the account or benefit of a US Person;
- represent, warrant and agree that I/we have not received this Replacement Prospectus outside Australia and am/are not acting on behalf of a person resident outside Australia unless the URF Notes may be offered in my/our jurisdiction without contravention of the security laws of the jurisdiction or any need to register the Replacement Prospectus, the Notes or the Offer; and
- represent, warrant and agree that I/we have not distributed the Replacement Prospectus or any other written materials concerning the Offer to any person in the United States or to any US Person and understand that URF Notes have not been and will not be registered under the US Securities Act and may not be offered or sold, directly or indirectly, in the United States or to, or for the account or benefit of, any US Person, unless an exemption from such registration applies.

Please complete all relevant sections of the appropriate Application Form using **BLOCK LETTERS**. These instructions are cross-referenced to each section of the Application Form.

<b>A</b>	If applying for URF Notes insert the number of URF Notes for which you wish to subscribe (not less than 20).	<b>F</b>	Enter your <b>Australian tax file number</b> ("TFN") or ABN or exemption category, if you are an Australian resident. Where applicable, please enter the TFN/ABN of each joint Applicant. Collection of TFNs is authorised by taxation laws. Quotation of your TFN is not compulsory and will not affect your Application Form.
<b>B</b>	Insert the value of URF Notes for which you wish to subscribe (not less than A\$2,000).	<b>G</b>	Complete cheque details as requested. Make your cheque payable to " <b>Dixon Advisory ATF US Masters Residential Property Fund</b> " and crossed " <b>Not Negotiable</b> ". Cheques must be made in Australian currency, and cheques must be drawn on an Australian Bank.
<b>C</b>	Write your <b>full name</b> . Initials are not acceptable for first names.	<b>H</b>	Enter your <b>telephone number</b> so we may contact you regarding your Application Form or Application.
<b>D</b>	Enter your <b>postal address</b> for all correspondence. All communications to you from the Fund will be mailed to the person(s) and address as shown. For joint Applicants, only one address can be entered.	<b>I</b>	Enter your <b>email address</b> so we may contact you regarding your Application Form or Application or other correspondence.
<b>E</b>	If you are sponsored in CHESS by a stockbroker or other CHESS participant, you may enter your CHESS HIN if you would like the allocation to be directed to your HIN.  <b>NB: your registration details provided must match your CHESS account exactly or SRN for the purposes of applying under the priority offer.</b>	<b>J</b>	The Fund encourages you to receive correspondence electronically. The benefits to the environment are substantial.

While this Application Form may be circulated with the Replacement Prospectus during its exposure period:

- the Issuer will not process any applications received until after the exposure period;
- no preference will be conferred on applications received in the exposure period; and
- the purpose of the exposure period is to enable the Replacement Prospectus to be examined by market participants prior to the raising of funds. This examination may result in the identification of deficiencies in the Replacement Prospectus, and in those circumstance, any application that has been received may need to be dealt with in accordance with section 724 of the Corporations Act.

## CORRECT FORMS OF REGISTRABLE TITLE

Note that ONLY legal entities can hold the URF Notes. The Application must be in the name of a natural person/s, companies or other legal entities acceptable to the Fund. At least one full given name and surname is required for each natural person.

Examples of the correct form of registrable title are set out below.

TYPE OF INVESTOR	CORRECT FORM OF REGISTRABLE TITLE	INCORRECT FORM OF REGISTRABLE TITLE
<b>INDIVIDUAL</b>	Mr John David Smith	J D Smith
<b>COMPANY</b>	ABC Pty Ltd	ABC P/L or ABC Co
<b>JOINT HOLDINGS</b>	Mr John David Smith & Mrs Mary Jane Smith	John David & Mary Jane Smith
<b>TRUSTS</b>	Mr John David Smith <J D Smith Family A/C>	John Smith Family Trust
<b>DECEASED ESTATES</b>	Mr Michael Peter Smith <Est Lte John Smith A/C>	John Smith (deceased)
<b>PARTNERSHIPS</b>	Mr John David Smith & Mr Ian Lee Smith	John Smith & Son
<b>CLUBS/ UNINCORPORATED BODIES</b>	Mr John David Smith <Smith Investment A/C>	Smith Investment Club
<b>SUPERANNUATION FUNDS</b>	John Smith Pty Limited <J Smith Super Fund A/C>	John Smith Superannuation Fund

## LODGEMENT

Deliver your completed Application Form with cheque/s attached to the following address:  
US Masters Residential Property Fund URF Notes Offer  
c/- Dixon Advisory & Superannuation Services Limited

### POSTAL

GPO Box 575  
Canberra ACT 2601

### HAND DELIVERED

**Canberra** – Level 1, 73 Northbourne Avenue, Canberra ACT 2601  
**Sydney** – Level 15, 100 Pacific Highway, North Sydney NSW 2060  
**Melbourne** – Level 2, 250 Victoria Parade, East Melbourne VIC 3002

It is not necessary to sign or otherwise execute the Application Form. If you have any questions as to how to complete the Application Form, please contact Dixon Advisory & Superannuation Services Limited on **1300 454 801**.

Privacy Statement: Boardroom Limited advises that Chapter 2C of the Corporations Act 2001 (Cth) requires information about you as a noteholder (including your name, address and details of the notes you hold) to be included in the public register in which you hold notes. Information is collected to administer your note holding and if some or all of the information is not collected then it might not be possible to administer your note holdings. Your personal information may be disclosed to the entity in which you hold notes. You can obtain access to your personal information by contacting us at the address or telephone number shown on the Application Form. Our privacy policy is available on our website (<http://www.boardroom.com.au/Privacy.html>)

