

# US Masters Responsible Entity Limited (**US Masters RE**)

(ABN 79 672 783 345, AFSL 553794)

## **Financial Services Guide**

27 August 2025  
FSG version 2.0

This Financial Services Guide (**FSG**) is provided by US Masters Responsible Entity Limited (ABN 79 672 783 345, AFSL 553794) (**US Masters RE**). References to 'we', 'us' and 'our' refers to the above entity.

This FSG is an important document regarding who we are, the services and products we are authorised to provide, how we are remunerated, any potential conflicts of interest we may have and our internal and external dispute resolution procedures and how you can access them.

Before acquiring a financial product through us we will give you information about that product to help you make an informed decision about it, which may include a disclosure document prepared by the product issuer such as a Product Disclosure Statement (PDS), Prospectus or other offer document. These disclosure documents will contain information that will assist you in making an informed decision about the product. This usually includes information about the costs and charges that may apply.

We will not provide personal financial product advice to retail clients. Accordingly, you should not expect a Statement of Advice (SOA) from us. Before you make any investment decision, we recommend that you obtain investment advice tailored to address your individual objectives, financial situation and needs from a licensed financial adviser.

We will only provide general advice to retail clients. General advice does not take into account your objectives, financial situation or needs. A person that provides general advice must warn the client that the advice does not take into account your objectives, financial situation or needs. Where we provide general advice, we will also generally provide you with a general advice warning. The general advice warning will be given in the same manner as the advice is provided (for example in writing or verbally).

#### **What financial services and products are we authorised to provide?**

We are authorised to:

##### **Provide general financial product advice about:**

- Interests in managed investment schemes (excluding IDPS)
- Securities

##### **Deal in a financial product by issuing, applying for, acquiring, varying or disposing of a financial product in respect of the following financial products:**

- Derivatives (for hedging purposes)
- Foreign exchange contracts (for hedging purposes)
- Interests in managed investment schemes (excluding IDPS)
- Securities

##### **Deal in a financial product by applying for, acquiring, varying or disposing of a financial product on behalf of another person in respect of the following classes of products:**

- Basic deposit products
- Deposit products other than basic deposit products
- Derivatives (for hedging purposes)
- Foreign exchange contracts (for hedging purposes)
- Interests in managed investment schemes (excluding IDPS)
- Securities

##### **As Responsible Entity Operate named registered managed investment schemes**

- US Masters Residential Property Fund (URF I)
- US Masters Residential Property Fund II (URF II)

**for retail and wholesale clients.**

#### **Remuneration**

US Masters RE is a subsidiary of US Masters Residential Property Fund II (URF II) which is owned by the URF Securityholders. US Masters Residential Property Fund (URF I) is stapled to URF II to form the stapled listed vehicle, URF. US Masters RE is the responsible entity of both URF I and URF II.

US Masters RE is entitled to charge a cost recovery-based management fee payable from the assets of the Stapled Group. It does not receive any other fees.

Our staff are paid a salary by US Masters RE and may be entitled to receive discretionary bonuses

and non-monetary benefits. These bonus payments are not an additional cost to you.

### **Personal Information**

As financial services providers, US Masters RE may collect information about you because we are required, or authorised to, by law. We are committed to implementing and promoting a Privacy Policy, and any information collected will be handled in accordance with that policy. A copy of our Privacy Policy can be obtained by visiting our website or can be provided to you, free of charge, upon request.

### **Providing instructions to us**

In providing financial services we act on your instructions which may be provided to us in writing, by telephone, fax, email or any other form of communication.

### **Complaints**

If you have a complaint or concern about the service provided to you, please contact our Complaints Resolution Officer. Once we receive your complaint, we will investigate the matter and endeavour to address it as quickly as possible.

For more details on the US Masters RE Complaints Handling Policy, please refer to our website or ask us for a copy.

### **Complaints Resolution Officer**

Email: [URFInvestorRelations@usmrpf.com](mailto:URFInvestorRelations@usmrpf.com)

Attention to: *Complaints Officer*

We expect that we will be able to completely resolve any issues you raise. If, despite our best efforts, you believe your complaint has not been satisfactorily dealt with, or if you have not received a response within 30 calendar days, you may wish to refer your complaint to the independent External Dispute Resolution Scheme:

### **Australian Financial Complaints Authority**

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone: 1800 931 678

Post: GPO Box 3, Melbourne VIC 3001

Please note that US Masters RE is a member of AFCA. Membership number 106128.

### **Professional Indemnity Insurance**

US Masters RE has professional indemnity insurance in place that covers the financial services they provide. This **cover** is subject to terms and exclusions and meets the requirements under Section 912B of the Corporations Act 2001 (Cth) and ASIC policy guidance. Cover is included for claims made in relation to the conduct of representatives who no longer work for us (but who did at the time of the relevant conduct).

### **How you can contact us**

If you have any questions about the financial services we provide, please contact us at:

Email: [URFInvestorRelations@usmrpf.com](mailto:URFInvestorRelations@usmrpf.com)

Telephone : +61 3 9691 6110

### **Version Control**

Version	Date	Author	Summary of change/ review	Approval
V1.0	June 2024	US Masters RE	Initial Version	Board of Responsible Entity
V2	27 August 2025	US Masters RE	Annual review and correct errors in AFSL authorisations, remuneration, and contact detail.	Board of Responsible Entity