

# NOTICE OF MEETING



Pursuant to section 252A of the Corporations Act, 2001 (Cth) (**Corporations Act**) and clause 15 of the URF I Constitution and URF II Constitution, notice is hereby given by US Masters Responsible Entity Limited (ACN 672 783 345) | AFSL 553 794) (**USMRE** or **Responsible Entity**) in its capacity as responsible entity of the stapled entity US Masters Residential Property Fund ARSN 150 256 161 (**URF I**) and US Masters Residential Property Fund II ARSN 676 798 468 (**URF II**) (**Group** or **Fund**) of a meeting to be held at 10:00AM (Sydney time) on 2 April 2026 at Deloitte Touche Tohmatsu, Level 46, Quay Quarter Tower, 50 Bridge Street, Sydney NSW 2000 (**Meeting**). Units of URF I and units of URF II are stapled together to form the Group (**Stapled Securities**).

The Meeting will be in person, held at the above address. There are no resolutions in this Notice of Meeting which require securityholders of the Group (**Securityholders**) to vote. All Securityholders will have a reasonable opportunity to participate in the Meeting and ask questions regarding the annual financial report of the Group for the financial year ended 31 December 2025 together with the declaration of the Directors, the Directors' Report and the Auditor's Report.

This Notice of Meeting is dated 11 March 2026.

## IMPORTANT INFORMATION

This is an important document that should be read in its entirety.

Securityholders have the right to request that a paper copy of the document is sent out to them. If you wish to request a paper copy of the document please send your request, including your contact information, to the Responsible Entity at [urfinvestorrelations@usmpf.com](mailto:urfinvestorrelations@usmpf.com) If you have already elected to receive the Notice of Meeting by post, you do not need to request a paper copy of the document again.

The ASX does not take any responsibility for the contents of this Notice.



## **BUSINESS**

### **1. FINANCIAL STATEMENTS AND REPORTS**

To receive and consider the annual financial report of the Group for the financial year ended 31 December 2025 together with the declaration of the Directors, the Directors' Report and the Auditor's Report.

#### **Chair**

In accordance with section 252S(1) of the Corporations Act and clause 15.7 of the URF I Constitution and URF II Constitution, the Responsible Entity intends to nominate Stuart Nisbett, to act as chair of the Meeting, but may appoint another person if Mr. Nisbett is unable to attend the Meeting for any reason.

#### **Quorum**

In accordance with clause 15.5 of the URF I Constitution and the URF II Constitution the quorum requirement for the Meeting is at least 2 members present in person or by proxy together holding at least 10% of the Stapled Securities.

If a quorum is not present within 15 minutes of the scheduled time for the Meeting, the Meeting will be adjourned to such place and time as the Responsible Entity decides, and at the adjourned meeting those members present in person or by proxy will constitute a quorum.

#### **Attorneys**

Any Securityholder entitled to participate at the Meeting is entitled to appoint an attorney to participate in their stead. An attorney need

not be a Securityholder.

The power of attorney appointing the attorney must be duly signed and specify the name of each of the Securityholders, the Responsible Entity and the attorney, and also specify the Meeting at which the appointment may be used. The appointment may be a standing one. To be effective, the power of attorney must also be returned in the same manner (other than online), and by the same time, as outlined above for proxies.

#### **Corporate representatives**

A Securityholder, or proxy, that is a corporation and entitled to participate at the Meeting may appoint an individual to act as its corporate representative. Evidence of the appointment of a corporate representative must be in accordance with section 253B of the Corporations Act and be lodged with the Responsible Entity before the Meeting.

#### **Submitting questions prior to the Meeting**

Securityholders may also submit questions in advance of the Meeting by emailing [urfinvestorrelations@usmrpf.com](mailto:urfinvestorrelations@usmrpf.com).

Securityholders should note that it may not be possible to respond to all questions.

#### **By order of the Board.**

**Caroline Purtell – Company Secretary**  
**11 March 2026**



**All Correspondence to:**

-  **By Mail** Boardroom Pty Limited  
GPO Box 3993  
Sydney NSW 2001 Australia
-  **By Fax:** +61 2 9290 9655
-  **Online:** www.boardroomlimited.com.au
-  **By Phone:** (within Australia) 1300 737 760  
(outside Australia) +61 2 9290 9600

**Proxy Form for meeting of members of US Masters Residential Property Group.**

**GENERAL MEETING (IN PERSON ONLY).**

The meeting will be held in person at Deloitte Touche Tohmatsu, Level 46, Quay Quarter Tower, 50 Bridge St, Sydney, NSW, 2000 on Thursday 2 April 2026 at 10:00 am (Sydney time).

**TO APPOINT SOMEONE TO ATTEND THE MEETING ON YOUR BEHALF COMPLETE THE PROXY FORM**

For your proxy to be effective it must be recorded **before 10:00am (Sydney time) on Tuesday 31 March 2026.**

**STEP 1 APPOINTMENT OF PROXY**

Indicate who you want to appoint as your Proxy.

If you wish to appoint the Chair of the Meeting as your proxy, mark the box. If you wish to appoint someone other than the Chair of the Meeting as your proxy, please write the full name of that individual or body corporate. If you do not mark the box and leave this section blank, or your named proxy does not attend the meeting, the Chair of the Meeting will be your proxy. A proxy need not be a securityholder of the Fund. Do not write the name of the issuer Fund or the registered securityholder in the space.

**Appointment of a Second Proxy**

You are entitled to appoint up to two proxies to attend the meeting. If you wish to appoint a second proxy, an additional Proxy Form may be obtained by contacting the Fund's unit registry or you may copy this form.

To appoint a second proxy you must:

- (a) complete two Proxy Forms. On each Proxy Form state the percentage of your voting rights or the number of securities applicable to that form. If the appointments do not specify the percentage or number of votes that each proxy may exercise, each proxy may exercise half your votes. Fractions of votes will be disregarded.
- (b) return both forms together in the same envelope

**Proxy which is a Body Corporate**

Where a body corporate is appointed as your proxy, the representative of that body corporate attending the meeting must have provided an "Appointment of Corporate Representative" prior to admission. An Appointment of Corporate Representative form can be obtained from the Fund's unit registry.

**STEP 2 SIGN THE FORM**

The form **must** be signed as follows:

**Individual:** This form is to be signed by the registered securityholder.

**Joint Holding:** where the holding is in more than one name, all the securityholders should sign.

**Power of Attorney:** to sign under a Power of Attorney, you must have already lodged it with the registry. Alternatively, attach a certified photocopy of the Power of Attorney to this form when you return it.

**Companies:** this form must be signed by a Director jointly with either another Director or a Company Secretary. Where the company has a Sole Director who is also the Sole Company Secretary, this form should be signed by that person. **Please indicate the office held by signing in the appropriate place.**

**STEP 3 LODGEMENT**

Proxy forms (and any Power of Attorney under which it is signed) must be received no later than 48 hours before the commencement of the meeting, therefore by **10:00am (Sydney time) on Tuesday 31 March 2026.** Any Proxy Form received after that time will not be valid for the scheduled meeting.

**Proxy forms may be lodged using the enclosed Reply Paid Envelope or:**

-  **By Fax** + 61 2 9290 9655
-  **By Mail** Boardroom Pty Limited  
GPO Box 3993,  
Sydney NSW 2001 Australia
-  **In Person** Boardroom Pty Limited  
Level 8, 210 George Street,  
Sydney NSW 2000 Australia

**Attending the Meeting**

If you wish to attend the meeting please bring this form with you to assist registration

**US Masters Residential Property Group**

**Your Address**

This is your address as it appears on the Fund's unit register. If this is incorrect, please mark the box with an "X" and make the correction in the space to the left. Securityholders sponsored by a broker should advise their broker of any changes.

**Please note, you cannot change ownership of your securities using this form.**

**STEP 1 APPOINT A PROXY**

I/We being a member/s of **US Masters Residential Property Group** (Fund) and entitled to attend hereby appoint:  
Please write the name of the person or body corporate (excluding the registered securityholder) you are appointing as your proxy below.

or failing the individual or body corporate named, or if no individual or body corporate is named, the Chair of the Meeting as my/our proxy at the General Meeting of the Fund to be held at **Deloitte Touche Tohmatsu, Level 46, Quay Quarter Tower, 50 Bridge St, Sydney NSW 2000 on Thursday 2 April 2026 at 10:00am (Sydney time)** and at any adjournment of that meeting, to act on my/our behalf.

There are no resolutions in the Notice of Meeting which require securityholders of the Fund to vote.

**STEP 2 SIGNATURE OF SECURITYHOLDERS**  
This form must be signed to enable your directions to be implemented.

Individual or Securityholder 1

Sole Director and Sole Company Secretary

Securityholder 2

Director

Securityholder 3

Director / Company Secretary

Contact Name.....

Contact Daytime Telephone.....

Date / / 2026