

US Masters Residential Property Fund (Fund)
ASX Code: URF
Notice for the purpose of Subdivision 12-H of Schedule 1 of the
Taxation Administration Act 1953 (Cth)
Fully Paid Stapled Security Special Distribution announced 7 May 2026

US Masters Residential Property Fund (Fund) provides the following taxable components for the Fully Paid Stapled Security (Stapled Security) special distribution of \$0.04 per Stapled Security announced on 7 May 2026 to be paid from US Masters Residential Property Fund to holders of Stapled Securities.

These components are provided solely for the purposes of managed investment trust non-resident withholding tax under subdivision 12-H of the *Taxation Administration Act 1953* (Cth) and should not be used for any other purpose.

| Components | Cents per Stapled Security | % |
|----------------------------------|----------------------------|-------------|
| Australian sourced income | | |
| Interest | 0.00 | 0% |
| Other | 0.00 | 0% |
| Capital gains | | |
| Discount capital gain | 0.00 | 0% |
| Concession amount | 0.00 | 0% |
| Other | 0.00 | 0% |
| Foreign sourced income | | |
| Interest | 0.00 | 0% |
| Other | 0.00 | 0% |
| Non-assessable income | | |
| Interest | 0.00 | 0% |
| Other | 0.00 | 0% |
| Non-assessable amounts | | |
| Tax-deferred income* | 4.00 | 100% |
| Total distribution | 4.00 | 100% |

*Note that the tax-deferred component is not subject to withholding under Subdivision 12-H of the *Taxation Administration Act 1953* (Cth).

The Fund considers that it will be a managed investment trust for the purposes of subdivision 12-H of the *Taxation Administration Act 1953* (Cth) in respect of the period ended 13 May 2026. For the purposes of section 12-395 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a 'fund payment' amount of nil cents per Stapled Security in respect of the period ended 13 May 2026.

Important Note: Australian resident securityholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to securityholders by end of September 2026.

This communication has been prepared and authorised for release by US Masters Responsible Entity Limited (ACN 672 783 345, AFSL 553 794), the responsible entity of the US Masters Residential Property Group.

US Masters Residential Property Group is a listed stapled entity consisting of US Masters Residential Property Fund (ARSN 150 256 161) and US Masters Residential Property Fund II (ARSN 676 798 468). For more information, visit: www.usmastersresidential.com.au

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US Masters Responsible Entity Limited (ACN 672 783 345, AFSL 553 794) as responsible entity for US Masters Residential Property Fund (ARSN 150 256 161) and US Masters Residential Property Fund II (ARSN 676 798 468).