For Professionals

QUARTERLY UPDATE

July - September 2025

20 November 2025

US Masters Residential Property Group

Executive Summary

Welcome to the US Masters Residential Property Group's (**URF** or **Group**) Quarterly Report for the period 1 July 2025 to 30 September 2025.

The Group closed on the sale of 40 properties for total consideration of US$60.79 million during the quarter, bringing total sales for the 9-months to US$179.78 million across 126 properties.

The net proceeds generated by the Group's sales programme during the quarter were used to repay US$35.47 million of the Global Atlantic Term Loan (**GA Facility**) in accordance with the terms of the loan agreement, taking year-to-date repayments to US$108.64 million inclusive of Exempt Property[1] payments made in prior periods. As of 30 September 2025, the balance of the GA Facility was US$114.56 million.

Following the amendment to the Tangible Net Worth Covenant in Q2 2025, the US vehicle has now repatriated US$51.2 million to Australia. A large portion of these funds were used to pay a 10 cent distribution to security holders in August 2025. In total, distributions totaling 11 cents have been paid to security holders during 2025.

While there were no security buybacks during the quarter, the Group continues to believe that the buyback of securities is an effective means to return capital to security holders depending on the prevailing unit price relative to the underlying Net Asset Value of the Group. During the 9-months ended 30 September 2025, the Group purchased 2.8 million of URF Stapled Securities for total consideration of A$1.1 million.

The sales pipeline as of the end of the quarter was US$157.50 million, which includes assets currently being prepared for sale, on the market for sale, in attorney review or under contract for sale. Pleasingly, after taking into account sales that have closed subsequent to quarter end, the Group has now achieved property sales as of 31 October of US$200.98 million, meaning that the Group has already achieved 2025 sales that fall within the range communicated to investors at the beginning of the year.

As the Group continues to execute the sales programme, the directors will assess the best use of net proceeds generated for capital management options being distributions to security holders, the buyback of URF Stapled Securities and repayment of the GA Facility (which has a maturity date of 19 May 2026).

Looking at the operational performance of the Group for the period ending 30 September 2025:

- Net Operating Income (**NOI**) on a same-home basis for the 12-months ended 30 September 2025 was US$3.31 million, which represents an 5.2% increase when compared to the result for the period ended 30 September 2024. As has been detailed in prior investor communications, the Group continues to drive vacancy by issuing significant rental increases as it is generally advantageous to market properties for sale with at least one unit vacant (rather than tenanted). In cases where the tenant accepts the rental increase rather than vacating the property, the underlying NOI on a 'same home' basis is bolstered.

- General & Administrative (**G&A**) expenses for the 9-months ended 30 September 2025 were A$7.76 million, or A$7.52 million on a normalised basis. From a Group perspective, this is largely unchanged when compared to the same period in 2024, which showed normalised G&A expenses of A$7.57 million. Reductions in G&A at the US level are partially offset by the increased cost structure associated with the internalised RE which came into effect late June 2024.

- The Group recorded a Funds From Operations (**FFO**) loss of A$30.7 million for the 9-months ended 30 September 2025. Excluding disposal costs and one-off items, the adjusted FFO was a loss of A$7.3 million. As previously advised, the Group expects to incur a FFO loss as it continues to sell down the portfolio. In addition to lost revenue on properties held vacant for sale, properties in the sales pipeline continue to incur holding costs (such as property taxes and insurance) during the period in which they are marketed for sale.

Investors may contact the Investor Relations team at URFInvestorRelations@usmrpf.com or on (03) 9691 6110.

1 Under the terms of the loan agreement, the Group can nominate properties that remain vacant during the preparation and marketing phase of the sales process to be excluded from all covenant calculations. Upon nomination of an Exempt Property, the Group is required to make a payment equal to the difference between the Release Amount and the allocated loan amount of each Exempt Property. Such payments are applied to the outstanding principal balance upon sale of each Exempt Property.

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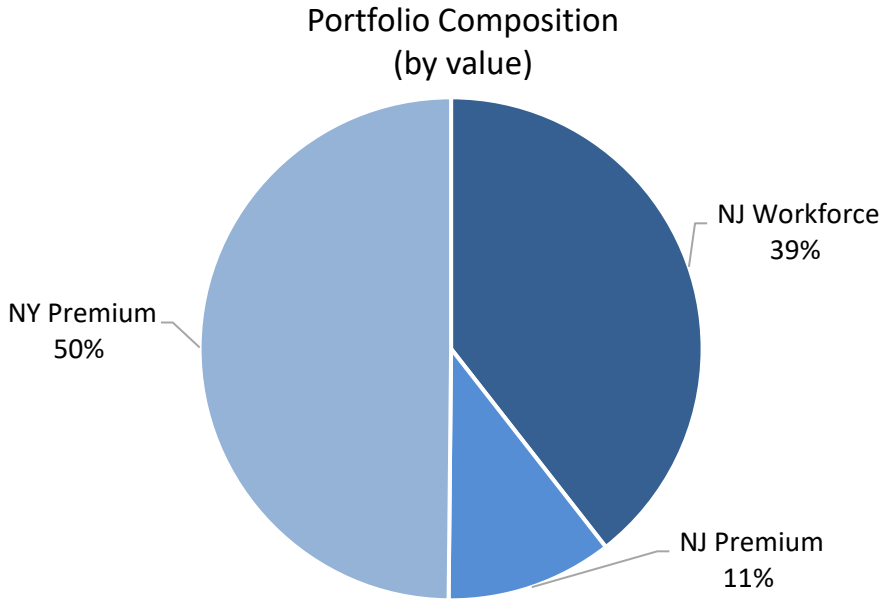
Portfolio Composition

The following breakdown represents the Group's 1-4 family portfolio as of 30 September 2025. At the end of the quarter, the Group held 214 1-4 family properties for a total value of US$255.88 million.

Location	Value (USD)	Property Count	Location	Value (USD)	Property Count
NJ Workforce	**$100,946,200**	**150**	**NY Premium**	**$127,537,860**	**49**
Bayonne	$24,941,085	37	Bedford-Stuyvesant	$34,335,983	13
Bergen-Lafayette	$3,740,525	5	Bushwick	$11,231,048	8
Greenville	$21,709,582	36	Cobble Hill	$3,100,695	1
Jersey City Heights	$17,258,245	20	Crown Heights	$17,365,112	7
Journal Square	$11,929,279	17	Lefferts Garden	$3,267,800	1
North Bergen	$4,530,494	7	Fort Greene	$4,015,037	1
Secaucus	$592,000	1	Park Slope	$4,300,000	1
Union City	$2,030,000	3	Williamsburg	$12,777,855	4
West Bergen	$13,499,990	23	Hamilton Heights	$6,842,650	2
West New York	$715,000	1	Harlem	$30,301,680	11
NJ Premium	**$27,397,040**	**15**	**Total Portfolio**	**$255,881,100**	**214**
Downtown	$23,707,040	12			
Weehawken	$3,690,000	3			



Source: US REIT.

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Asset Sales

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Q3 2025 Sales

During Q3 2025, the Group closed on the sale of US$60.79 million in sales across 40 properties, taking year-to-date sales to US$179.78 million across 126 properties as of 30 September 2025.

Location	Sales Price ($US Millions)	Book Value ($US Millions)	Transaction Costs ($US Millions)	GA Loan Repayment[1] ($US Millions)
Bayonne	$0.71	$0.71	-$0.04	-$0.41
Bedford-Stuyvesant	$5.48	$5.49	-$0.42	-$3.12
Bergen-Lafayette	$0.72	$0.72	-$0.06	-$0.48
Boerum Hill	$5.85	$5.88	-$0.42	-$2.81
Bushwick	$2.68	$2.76	-$0.14	-$1.91
Clinton Hill	$4.80	$4.82	-$0.38	-$2.61
Cobble Hill	$2.50	$2.52	-$0.14	-$0.98
Crown Heights	$4.56	$4.58	-$0.24	-$3.81
Downtown	$12.46	$12.54	-$0.88	-$7.63
Greenville	$3.38	$3.39	-$0.27	-$1.49
Hamilton Heights	$2.60	$2.60	-$0.13	-$2.35
Jersey City Heights	$1.62	$1.64	-$0.09	-$0.92
Journal Square	$0.84	$0.84	-$0.07	-$0.31
Park Slope	$5.35	$5.35	-$0.38	-$2.81
West Bergen	$6.30	$6.30	-$0.47	-$3.33
West New York	$0.96	$0.96	-$0.05	-$0.49
Total	**$60.79**	**$61.08**	**-$4.19**	**-$35.47**

[1] GA Loan Repayment is the amount of loan repayment required under the terms of the facility resulting from sales in the respective location.

Sales Pipeline

As at 30 September 2025, the Group had US$61.93 million worth of properties under contract or with an accepted offer in place, US$55.66 million on the market and US$39.91 million in the short-term pipeline for sale. The properties under contract are likely, but not guaranteed, to close.

Category	New York Premium ($US Millions)	New Jersey Premium ($US Millions)	New Jersey Workforce ($US Millions)	Total ($US Millions)
Sales Pipeline	$20.71	$6.40	$12.80	**$39.91**
On the Market	$46.69	$3.39	$5.57	**$55.66**
Attorney Review or Under Contract	$35.04	$7.73	$19.17	**$61.93**
Total	**$102.45**	**$17.52**	**$37.54**	**$157.50**

Source: US REIT. Figures may not sum due to rounding.

Asset Sales

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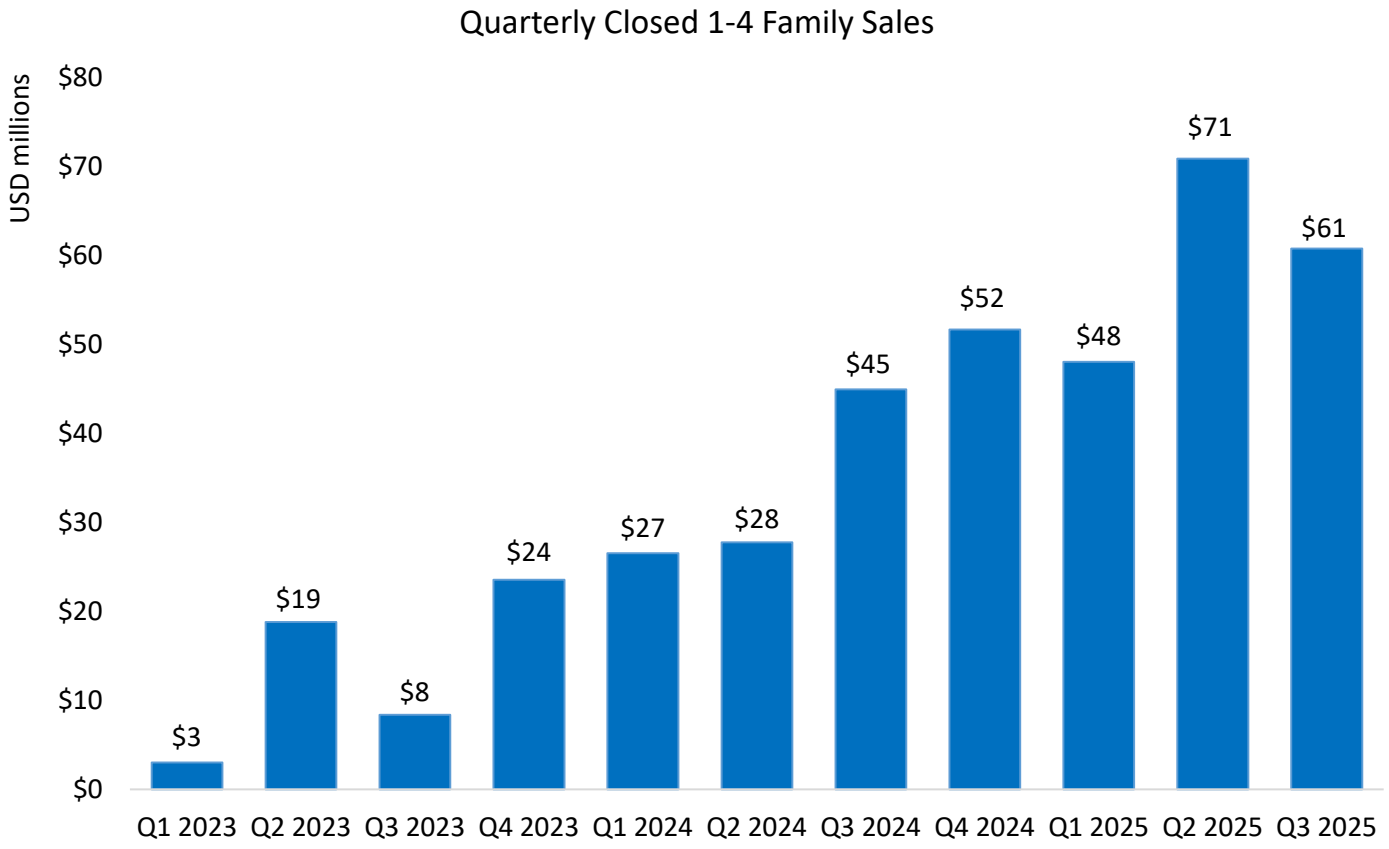
2025 Outlook

As advised at the beginning of the year, the Group set a sales target range for the 2025 calendar year of US$200 to $225 million. The Group has recorded US$179.78 million in closed sales as of 30 September 2025, and has an additional US$61.93 million under contract or in attorney review at the end of the quarter.

After taking into account sales that have closed subsequent to quarter end, the Group has now achieved property sales of US$200.98 million as of 31 October 2025, meaning that the Group is already within the target sales range previously communicated to investors.



Source: US REIT. Figures may not sum due to rounding.

Capital Management

During the quarter, the Group declared and paid a 10 cent distribution to investors (announcement here) taking the total year-to-date distributions to 11 cents per stapled security.

The Group continues to believe that the buyback of securities is an effective means to return capital to security holders depending on the prevailing unit price relative to underlying net asset value. Although there were no buybacks during the quarter, the RE will continue to assess the potential for security buybacks as part of its capital management strategy and as the Group continues to execute the sales programme.

During the quarter, the Group reduced the balance of its senior debt facility with Global Atlantic by US$36.27 million (inclusive of Exempt Property payments), taking the year to date reduction to US$108.64 million as properties forming part of the collateral pool were sold and a corresponding principal repayment was made based on each sold property's allocated loan amount. Over the twelve-month period ended 30 September 2025, the Group's debt has reduced by US$140.35 million. The outstanding principal balance of th GA Facility as of 30 September 2025 was $114.56 million.

Debt Levels & Blended Cost of Interest Calculation

	US$ Balance at 30-Sep-24	US$ Balance at 31-Dec-24	US$ Balance at 30-Sep-25
Global Atlantic - Term Loan (4.00%)	254,903,826	223,196,431	114,557,025
Total	**254,903,826**	**223,196,431**	**114,557,025**
Indicative Annual Interest Cost	**10,196,153**	**8,927,857**	**4,582,281**

Excludes multi-family level debt for investments with Urban American.

Source: US REIT. As properties forming part of the collateral pool are sold, a corresponding principal repayment is made based on each sold property's allocated loan amount

As of 30 September 2025, the Group has broadly allocated its available cash as outlined in the table below. As the Group continues to execute the sales programme, the Directors will assess the best use of net proceeds generated, whether that be distribution to security holders, the buyback of URF Stapled Securities, or early repayments of the GA Facility (which has a maturity date of 19 May 2026).

Capital Allocation	$A Million
Cash Balance	$69.48
Comprised of:	
Cash balance held in the US	*$59.38*
Cash balance held in Australia	*$10.10*
Less: Global Atlantic Liquidity Covenant	-$15.12
Less: Working Capital	-$11.06
Less: AFSL Cash Reserve Requirement (1)	-$3.50
Less: Reserved for share buybacks	-$1.41
Cash Available for Capital Management Purposes	**$38.39**

Source: US REIT.
(1) Cash reserve required under the terms of the AFSL.
30 September 2025 exchange rate 0.6613 used (AUD:USD).

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Portfolio Occupancy

As of 30 September 2025, the Group's 1-4 family portfolio had 68% of its units leased.

As noted in previous investor communications, the primary focus of the Group is the execution of the sales programme and the return of the resulting net proceeds to security holders.

The results of the sales programme are generally optimised when at least one unit is vacant as opposed to selling properties fully tenanted. Accordingly, the Group is actively driving vacancy across the portfolio either via the issuance of significant rental increases upon lease expiration to encourage non-renewal (in jurisdictions where the Group is required to offer a renewal) or by not issuing a renewal at all (in jurisdictions where the Group is not required to offer a renewal).

1-4 Family portfolio (as at 30 September 2025)	**Unit Count**	**%**
Leased	265	68%
For Lease or In Turnover	10	3%
Vacant pending sale	112	29%
Total	*387*	*100%*

Source: US REIT. Figures may not sum due to rounding.

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Net Operating Income (NOI)

The Group is focused on managing the portfolio as efficiently as possible to maximise the NOI on properties that do not form part of the sales pipeline.

As a result of the sales programme, total revenue is expected to decrease as the portfolio continues to reduce in size and as properties are vacated in preparation for sale. To remove the impact of the sales programme and to review NOI performance in a consistent manner, the following analysis reviews the portfolio on a 'same home' basis, meaning that it only considers assets that are currently owned, income generating or for lease (but not in the sales pipeline), and looks at the income generated by that "stabilised" pool of properties over time.

At the end of Q3 2025, 113 properties comprise the 'same home' pool. Looking specifically at NOI for the 12 months to 30 September 2025, the same-home NOI was US$3.31 million, which is a 5.2% increase when compared to the comparable period in 2024. The increase in NOI is largely attributable to strong rental growth on renewal leases, as the Group has been sending significant rental increases in jurisdictions where the Group is required to issue renewals. By doing so, the Group is able to drive vacancy and increase the sales pipeline for tenants who are unwilling to accept the renewal offer, and - in circumstances where the tenant is willing to accept the rental increase and sign a renewal lease - the Group receives the benefit of outsized rental growth, which helps to boost same-home NOI when the increased rent outpaces increases in the cost of property taxes, insurance, utilities, and repairs and maintenance.

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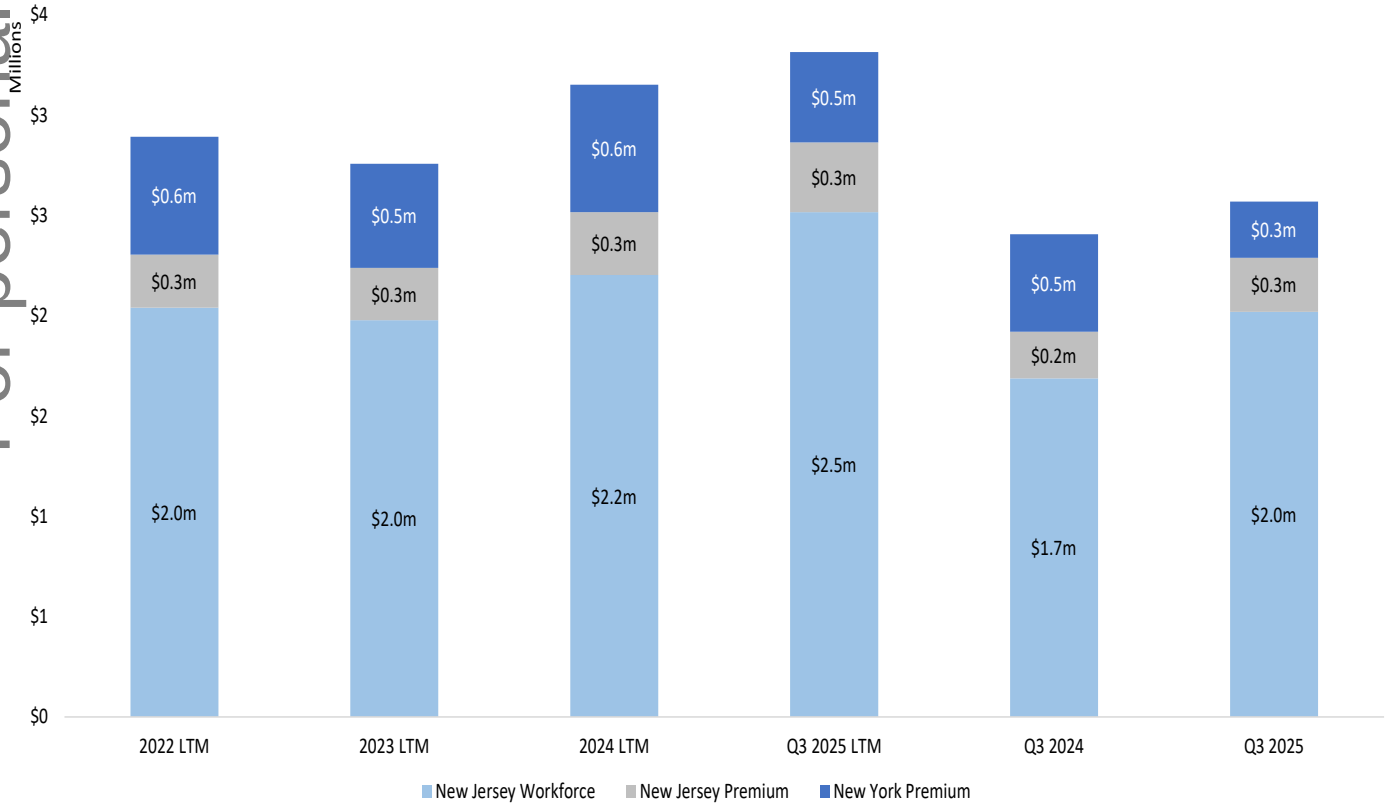
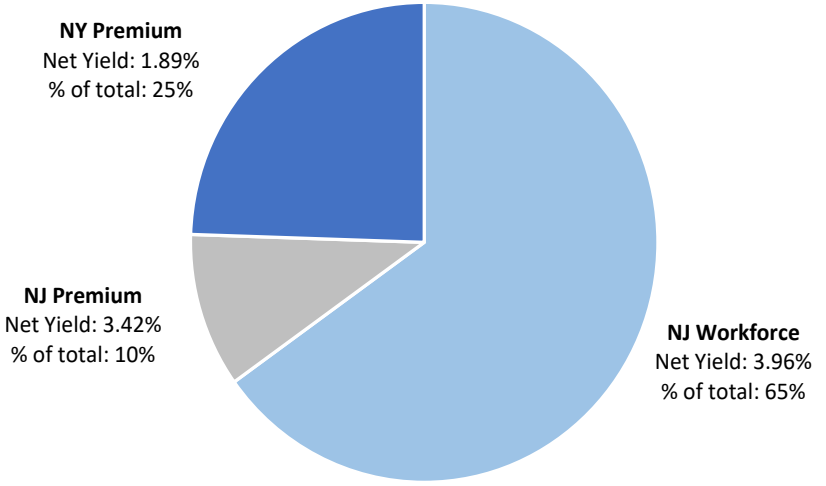
NOI (USD): Same-Home Stabilised 1-4 Family Properties



Source: US REIT. Figures may not sum due to rounding. Past performance is not a reliable indicator of future performance.
Notes: "Same-home" assets by segment will not match the total portfolio distribution as it excludes assets held for sale. LTM refers to last twelve months.

Net Operating Income (NOI)

Q3 2025 LTM NOI Yield: Same-Home Stabilised 1-4 Family Properties



Source: US REIT. Figures may not sum due to rounding. Past performance is not a reliable indicator of future performance.
Notes: "Same-home" assets by segment will not match the total portfolio distribution as it excludes assets held for sale. LTM refers to last twelve months.
NOI Yield refers to the same-home NOI divided by the aggregate book value of each segment as at 30 September 2025.

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Net Operating Income (NOI)

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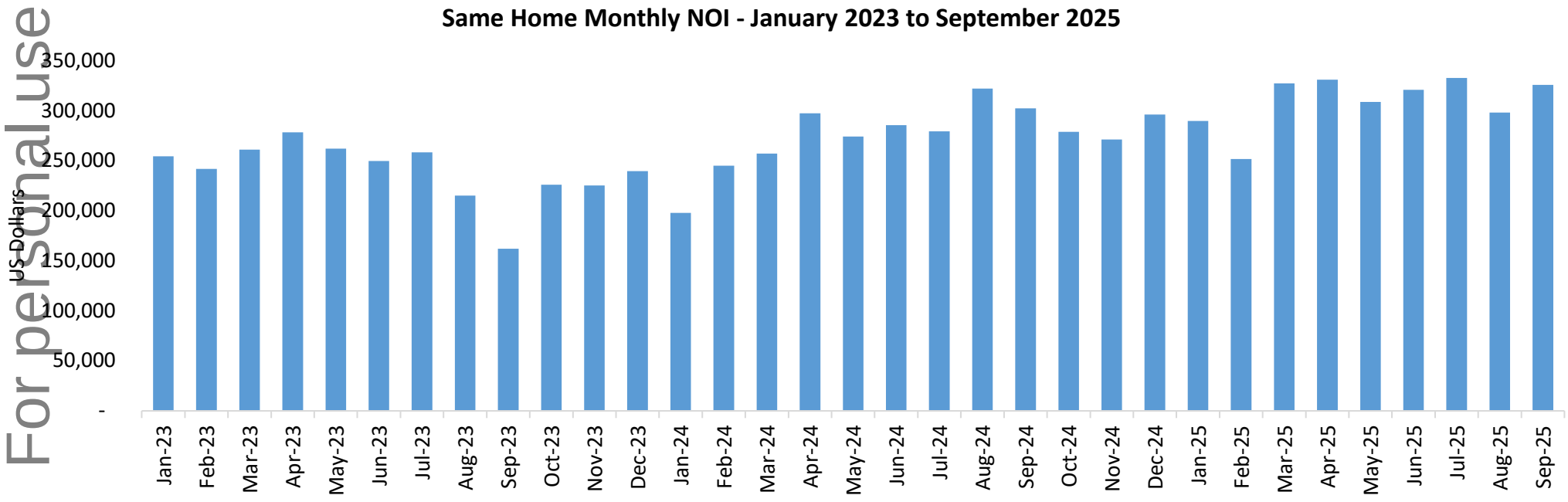
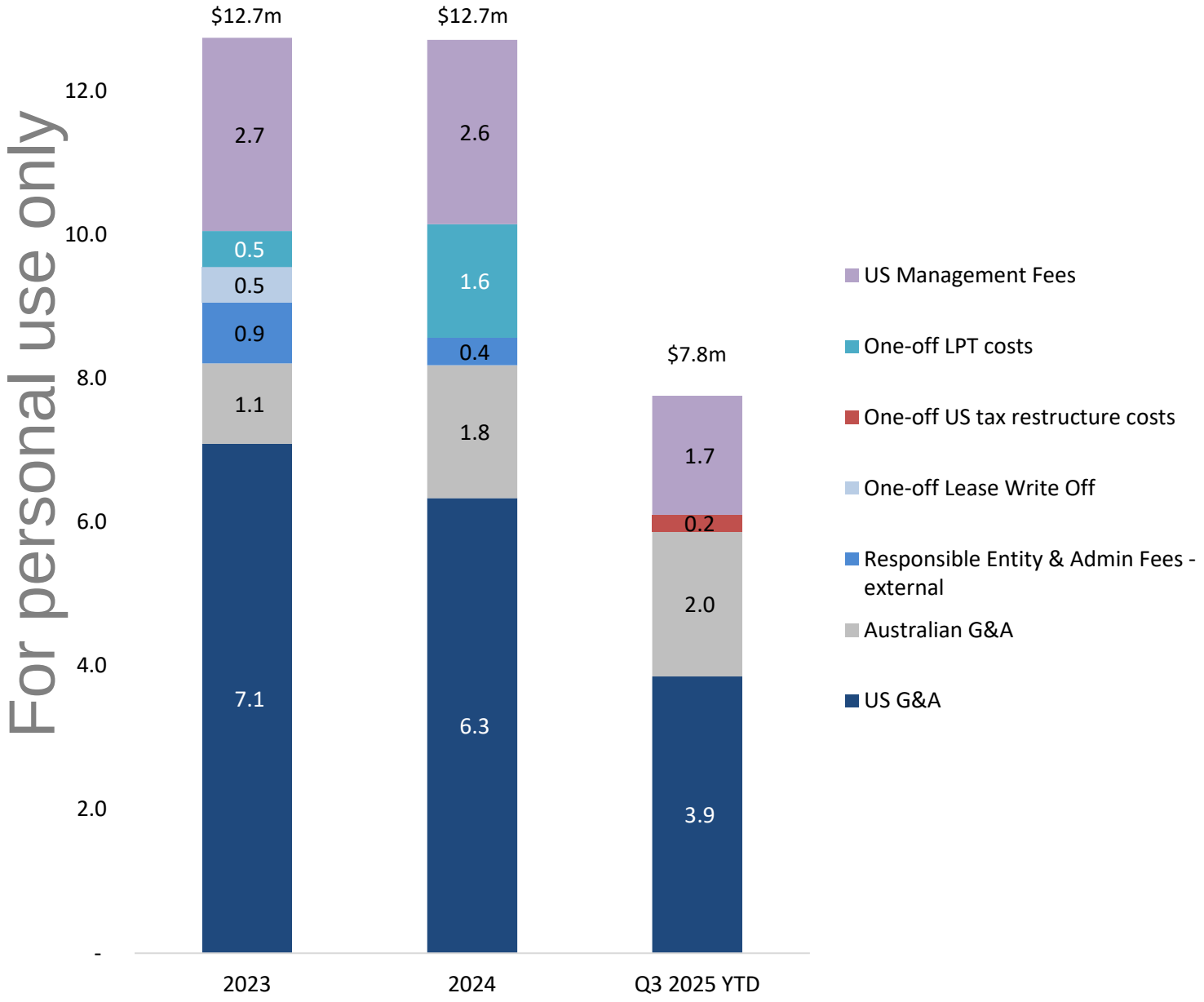
The graph below shows the monthly NOI from January 2023 to September 2025. NOI will fluctuate month to month due to the unpredictable nature of both repairs and maintenance and bad debt expense, as well as a result of seasonal factors such as snow removal costs.



Source: US REIT. Figures may not sum due to rounding. Past performance is not a reliable indicator of future performance.

General and Administrative (G&A) Expenses

G&A expenses for the 9-months ended 30 September 2025 were A$7.76 million, or A$7.52 million on a normalised basis.



Source: US REIT. Figures may not sum due to rounding. AUD/USD average rate of 0.6644, 0.6597 and 0.6412 for 2023, 2024 and YTD Q3 2025 respectively.

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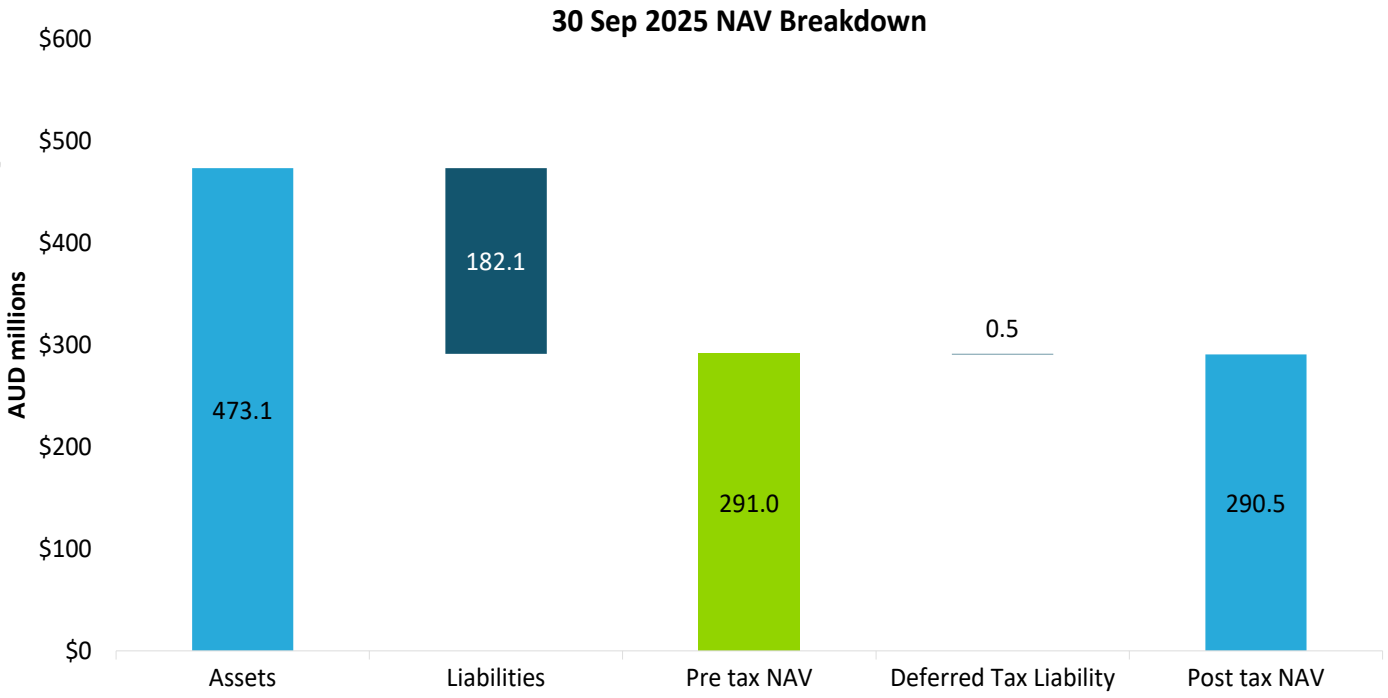
Net Asset Value (NAV)

As of 30 September 2025, the Group's post-tax NAV was $0.421[1] per stapled security.



Source: US REIT. Figures may not sum due to rounding.

[1]The Fund's NAV per security is calculated and presented in accordance with ASX listing rules and the relevant accounting standards. Securityholders should be aware that the NAV is reported without provision for the various transaction costs associated with property sales. As the Group continues to dispose of properties the NAV of the Group and each security will naturally fall slightly as these expected costs are realised, all else being equal.

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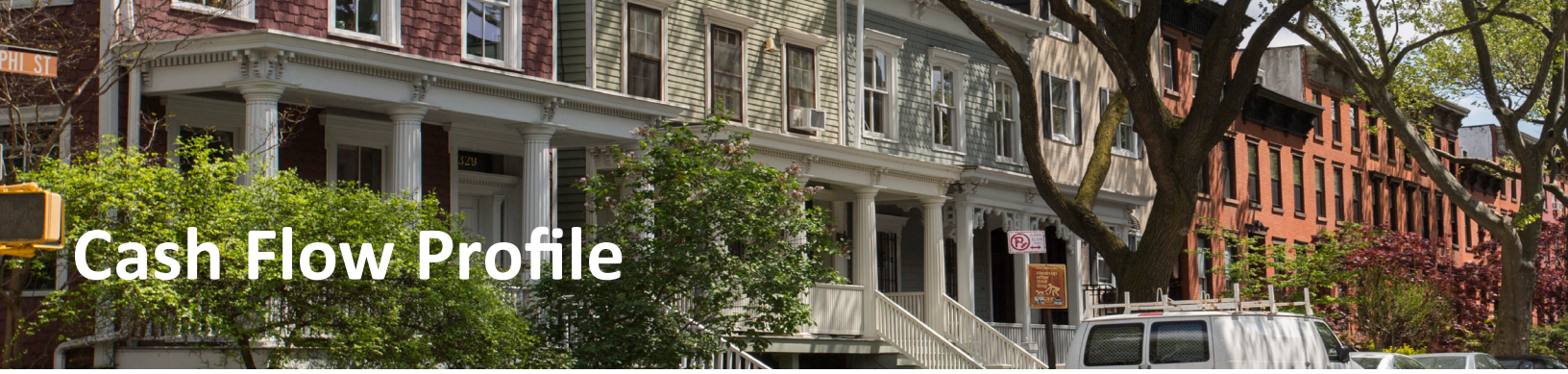

Cash Flow Profile

The following Funds From Operations (**FFO**) analysis outlines the Group's major operational cash-flow drivers. Non-cash items such as changes in underlying asset values, as well as capitalised expenses and distributions to security holders are excluded from the analysis. While these factors are vital to reviewing the Group's overall financial performance, the FFO analysis provides an overview of the Group's cash flows from operations.

Due to the transaction costs incurred on property sales coupled with the drag on cash flows associated with properties that comprise the sales pipeline, it is expected that the Group will continue to incur a FFO loss as it executes the sales programme.

The Group recorded a FFO loss of A$30.7 million for the 9-months to 30 September 2025. After excluding disposal costs and other one-off items, the Group's adjusted FFO loss was A$7.3 million for the period.

A$ Millions	2022	2023	2024	Q3 2025 YTD
Revenue from Ordinary Operations	**44.1**	**44.1**	**37.0**	**16.0**
One-Off Income	**0.2**	**-**	**-**	**-**
Insurance Proceeds	**0.1**	**1.4**	**-**	**-**
Investment Property Expenses	(16.1)	(19.1)	(17.9)	(9.3)
Investment Property Disposal Costs	(2.2)	(5.6)	(16.4)	(23.2)
Equity Investment Disposal Costs	-	-	(0.8)	-
G&A	(11.7)	(11.6)	(11.3)	(7.5)
One-Off Refinancing Costs - G&A	-	-	-	-
One-Off Transaction Related Costs - G&A	(1.5)	-	-	-
One-Off Restructuring Costs - G&A	(1.7)	-	-	-
One-off US Tax Restructure Costs - G&A	-	-	-	(0.2)
One-Off Severance Costs - G&A	(1.0)	-	-	-
One-Off LPT Costs - G&A	(0.4)	(0.5)	(1.6)	-
EBITDA	**9.7**	**8.7**	**(10.9)**	**(24.4)**
EBITDA (excluding disposal costs and one-off items)	**16.2**	**13.4**	**7.9**	**(0.9)**
Net Interest Expenses (Excluding Notes Interest)	(20.1)	(20.1)	(16.3)	(6.4)
One-Off Refinancing Costs - Interest	-	-	-	-
Notes Interest	-	-	-	-
Funds From Operations (FFO)	**(10.5)**	**(11.4)**	**(27.2)**	**(30.7)**
FFO (excluding disposal costs and one-off items)	**(3.9)**	**(6.7)**	**(8.4)**	**(7.3)**

Source: US REIT. Excludes Convertible Preference Unit (URFPA) distributions in 2022 as they are equity distributions.
AUD/USD average rate of 0.6947, 0.6644, 0.6597 and 0.6412 for 2022, 2023, 2024 and YTD Q3 2025 respectively.
FFO is reported on a cash accounting basis. Figures in table may not sum due to rounding.

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Board of the Responsible Entity

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Peter Shear INDEPENDENT DIRECTOR

Jack Lowenstein INDEPENDENT DIRECTOR

Sean Banchik INDEPENDENT DIRECTOR

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Important Information

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