

14 January 2014

US Masters Residential Property Fund (Fund)

ASX Code: URF

Fund Update

Dixon Advisory & Superannuation Services Limited, Responsible Entity of the US Masters Residential Property Fund (**Fund**), is pleased to advise that consistent with its valuation policy, the Fund is nearing completion of a process of independent appraisals of its freestanding property portfolio in order to determine the fair value movement of investment properties over the 6 months to 31 December 2013 for inclusion in its 31 December 2013 year-end results. As at 31 December 2013, 193 independent appraisals have been received across 39% of the freestanding properties by number and 47% by USD value.

Whilst the fair value assessment process is incomplete and remains subject to final audit, based on an evaluation of the preliminary results received to date, the Responsible Entity anticipates the USD fair value movement of the free-standing property portfolio to show an increase in the range of 3% to 5% for the 6 months ended 31 December 2013, and 10% to 12% for the 12 months ended 31 December 2013.

These preliminary valuation process results are a further demonstration of value improvement in the Fund's selected investment areas within the greater New York metropolitan area and strengthen the business case for continued investment in this attractive real estate asset class.

In this regard, the Fund is currently exploring a number of capital raising initiatives to continue its on-going investment in New York residential real estate.

For further information please contact:

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