

22 May 2012

NSX Code: URF
US Masters Residential Property Fund (Fund)

Enclosed is a copy of an application for quotation for Units to be issued under the Fund's product disclosure statement (**PDS**) dated 15 May 2012. The application was lodged with NSX on 21 May 2012.

The enclosed application is a compliance application only. The NSX Listing Rules require the Fund to apply for official quotation of Units offered under the PDS.

The Fund does not currently intend for Units offered under the PDS to be quoted on NSX. Subject to any waivers being granted by NSX, the Fund will be delisted from the NSX 90 days after the date of this PDS. Unless a waiver is granted by NSX, delisting will also be conditional upon receipt of Unitholder approval.

The Fund has applied for a waiver permitting the Fund to be delisted within 45 days of the date of this PDS.

The Fund will keep you informed with respect to the outcome of this waiver application.



**NATIONAL STOCK
EXCHANGE OF AUSTRALIA
LIMITED**

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Newcastle NSW, 2300

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ABN: 11 000 902 063

Application for Quotation of Additional Securities

Compliance application only

File Reference:

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Introduction

To ensure the efficient processing of this form by NSX, please:

1. Adhere to the suggested number of the annexures required by this form.
2. Complete **all** statements and questions in this form. (NSX can provide an electronic version of this form on request).

More Information and Submission of Form:

Further information can be obtained from and all applications should be sent to:

General Manager
National Stock Exchange of Australia Limited
PO BOX 283
Newcastle NSW 2300

Phone: 61 2 4929 6377

Fax: 61 2 4929 1556

<http://www.nsx.com.au>

New issue announcement, application for quotation of additional securities and agreement

Information or documents not available now must be given to NSX as soon as available. Information and documents given to NSX become NSX's property and may be made public.

Introduced 11 March 2004.

Name of entity

US Masters Residential Property Fund

ABN/ACN

ARSN 150 256 161

We (the entity) give NSX the following information.

Part 1 - All issues

You must complete the relevant sections (attach sheets if there is not enough space).

- | | | |
|---|---|---|
| 1 | Class of securities issued or to be issued | Ordinary units |
| 2 | Number of securities issued or to be issued (if known) or maximum number which may be issued | \$100 million of Units |
| 3 | Principal terms of the securities (eg, if options, exercise price and expiry date; if partly paid securities, the amount outstanding and due dates for payment; if convertible securities, the conversion price and dates for conversion) | Ordinary units |
| 4 | <p>Do the securities rank equally in all respects from the date of allotment with an existing class of quoted securities?</p> <p>If the additional securities do not rank equally, please state:</p> <ul style="list-style-type: none"> the date from which they do the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment | <p>Units will rank equally in all respects from the date of allotment with existing units</p> |

- 5 Issue price or consideration See Section 2.2 of the Fund's product disclosure statement dated 15 May 2012 (**PDS**)
- 6 Purpose of the issue
(If issued as consideration for the acquisition of assets, clearly identify those assets) The issue is for the purpose set out in the PDS
- 7 Dates of entering securities into uncertificated holdings or despatch of certificates 26 June 2012
- 8 Number and class of all securities quoted on NSX (*including* the securities in clause 2 if applicable)
- | Number | Class |
|-------------|----------------|
| 62,393,685* | Ordinary Units |
- * This is the number of Units currently quoted on the NSX. Units issued under the PDS will not be quoted on the NSX.
- 9 Number and class of all securities not quoted on NSX (*including* the securities in clause 2 if applicable)
- | Number | Class |
|--|----------------|
| Maximum of \$100 million of Units issued under the PDS | Ordinary Units |
- 10 Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests) See Section 7.14 of the PDS

Part 2 - Bonus issue or pro rata issue

- 11 Is security holder approval required? N/A
- 12 Is the issue renounceable or non-renounceable? N/A
- 13 Ratio in which the securities will be offered N/A
- 14 Class of securities to which the offer relates N/A
- 15 Record date to determine entitlements N/A
- 16 Will holdings on different registers (or subregisters) be aggregated for calculating entitlements? N/A

17	Policy for deciding entitlements in relation to fractions	N/A
18	Names of countries in which the entity has security holders who will not be sent new issue documents Note: Security holders must be told how their entitlements are to be dealt with.	N/A
19	Closing date for receipt of acceptances or renunciations	N/A
20	Names of any underwriters	N/A
21	Amount of any underwriting fee or commission	N/A
22	Names of any brokers to the issue	N/A
23	Fee or commission payable to the broker to the issue	N/A
24	Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of security holders	N/A
25	If the issue is contingent on security holders' approval, the date of the meeting	N/A
26	Date entitlement and acceptance form and prospectus or Product Disclosure Statement will be sent to persons entitled	N/A
27	If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders	N/A
28	Date rights trading will begin (if applicable)	N/A
29	Date rights trading will end (if applicable)	N/A

- 30 How do security holders sell their entitlements *in full* through a broker? N/A
- 31 How do security holders sell *part* of their entitlements through a broker and accept for the balance? N/A
- 32 How do security holders dispose of their entitlements (except by sale through a broker)? N/A
- 33 Despatch date N/A

Part 3 - Quotation of securities

You need only complete this section if you are applying for quotation of securities

34 Type of securities (tick one)

(a) ☒ Securities described in Part 1

(b) ☐ All other securities

Example: restricted securities at the end of the escrowed period, partly paid securities that become fully paid, employee incentive share securities when restriction ends, securities issued on expiry or conversion of convertible securities

Entities that have ticked box 34(a)

Additional securities forming a new class of securities

Tick to indicate you are providing the information or documents

35 ☐ If the securities are equity securities, the names of the 20 largest holders of the additional securities, and the number and percentage of additional securities held by those holders

36 ☐ If the securities are equity securities, a distribution schedule of the additional securities setting out the number of holders in the categories
 1 - 1,000
 1,001 - 5,000
 5,001 - 10,000
 10,001 - 100,000
 100,001 and over

37 ☐ A copy of any trust deed for the additional securities

Entities that have ticked box 34(b)

38 Number of securities for which quotation is sought

N/A

39 Class of securities for which quotation is sought

N/A

- 40** Do the securities rank equally in all respects from the date of allotment with an existing class of quoted securities?

If the additional securities do not rank equally, please state:

- the date from which they do
- the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment
- the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment

N/A

- 41** Reason for request for quotation now

Example: In the case of restricted securities, end of restriction period

(if issued upon conversion of another security, clearly identify that other security)

N/A

- 42** Number and class of all securities quoted on NSX (*including* the securities in clause 38)

Number	Class
N/A	

Quotation agreement

1 Quotation of our additional securities is in NSX's absolute discretion. NSX may quote the securities on any conditions it decides.

2 We warrant the following to NSX.

- The issue of the securities to be quoted complies with the law and is not for an illegal purpose.
- There is no reason why those securities should not be granted quotation.
- An offer of the securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.

Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty

- Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any securities to be quoted and that no-one has any right to return any securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the securities be quoted.
- We warrant that if confirmation is required under section 1017F of the Corporations Act in relation to the securities to be quoted, it has been provided at the time that we request that the securities be quoted.
- If we are a trust, we warrant that no person has the right to return the securities to be quoted under section 1019B of the Corporations Act at the time that we request that the securities be quoted.

3 We will indemnify NSX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.

4 We give NSX the information and documents required by this form. If any information or document not available now, will give it to NSX before quotation of the securities begins. We acknowledge that NSX is relying on the information and documents. We warrant that they are (will be) true and complete.

Sign here:

(Company secretary)

Date:

21 May 2012

Print name:

Tristan O'Connell