

CHAIRMANS SCRIPT
2018 ANNUAL GENERAL MEETING OF
US RESIDENTIAL LIMITED (ABN 26 169 548 369) and
US RESIDENTIAL TRUST (ARSN 601 461 956)
Together
US RESIDENTIAL FUND

**To be held at 11:00 am (AEST) on Tuesday 29 May 2018 at Level 12, 225 George St.,
Sydney, NSW**

1. WELCOME

Good morning ladies and gentlemen.

Welcome to the 2018 Annual General Meeting of US Residential Ltd (Company) and US Residential Trust (Trust) - together US Residential Fund, or the Fund.

This is a joint meeting of the members of the Company under Part 2G.2 of the Corporations Act 2001 and the members of the Trust, which is a registered managed investment scheme, under Part 2G.4 of the Act. The constitutions of the Company and the Trust provide for such joint meetings.

My name is James Hickman and I am the Chairman of the directors of the Company. In accordance with clause 11.3 of the constitution of the Company, I am to chair a meeting of members of the Company. The responsible entity of the Trust has appointed me under section 252S of the Act to chair this meeting of the members of the Trust.

Voting at this meeting will be by show of hands unless a poll is lawfully demanded. A poll may be demanded by me or by 5 holders of stapled securities or by holders of stapled securities representing 5% of the votes that may be cast on the resolution. A poll may not be demanded on any motion to adjourn the meeting or any motion to appoint the chair of the meeting.

Quorum

Under clause 11.2 of the constitution of the Company, the quorum is 5 members present in person or by proxy. Under section 252R of the Act, the quorum for a meeting of the members of the Trust is 2 members present in person or by proxy.

As a quorum is present, I formally declare the meeting open.

Let me begin by introducing my fellow Directors. With me today are:

- Mr Andrew Meakin, managing director of US Residential Ltd and USA Residential Funds Management Ltd
- Mr Alexander Beard, a non-executive director of USA Residential Funds Management Ltd and USA Residential Funds Management Ltd, and
- Mr Shaun Stone, the Company Secretary of US Residential Ltd and USA Residential Funds Management Ltd.

Also with us are -

- Mr Rami Eltchelebi , from our financial auditors ShineWing Australia.
- Mr Richard Liebmann, from our legal advisors, Norton Smith

Mr Nick Michael of ShineWing Australia, the auditor of the Trust compliance plan tenders his apologies.

2. CHAIRMAN'S ADDRESS AND PRESENTATION BY MANAGING DIRECTOR

The annual report for the period to 31 December 2017 was lodged with the ASX on 29 March 2018.

During the year the Fund completed a number of strategic initiatives:

- Completion of its investment in Patriot's Pointe, a US\$22 million multifamily apartment complex in North Carolina;
- Internalisation of management rights such that USR now operates as an internally managed entity; and
- The sale of 23 single family houses in Atlanta, Georgia and 48 single family homes in Texas to allow for full repayment of Fund debt and a return of capital of 15 cents per stapled security.

Going forward, the Fund intends to:

- Continue the orderly sale of the existing single family houses, which we expect will be completed during 2018;
- Explore options for exiting the Fund's investment in the Patriots Pointe multifamily apartment complex. The property managers are currently in the process of engaging advisers to assist in soliciting interest in the property;
- Assess options for utilization of proceeds from the above to maximize shareholder value.

The report of the auditors was unqualified and the directors had no doubts about the going concern status of the Company and the Trust. Losses per stapled security (excluding non-controlled interests) were 0.50 cents for the period and the net tangible asset backing per stapled security at the end of the period was \$0.372, on a going concern basis.

In concluding my remarks, I would like to take this opportunity to thank you, our security holders, for your support during the year. We are always conscious that it is your money which you have invested with us.

On your behalf I would also like to thank the auditors for their contribution to the sound governance of the Fund.

There will be time for questions after the presentation.