

Qualitas Real Estate Income Fund (ASX: QRI): Results of Unit Purchase Plan

2 July 2021: The Trust Company (RE Services) Limited is pleased to advise the results of the Qualitas Real Estate Income Fund (“QRI” or “Trust”) unit purchase plan (“Offer”) which closed on Tuesday 29 June 2021. QRI Manager Pty Ltd (“Manager”), is the manager of QRI.

The Offer which was priced at \$1.60 per unit, raised \$12.7 million from eligible unitholders. The new capital raised will be invested in accordance with the Trust’s investment strategy.

Andrew Schwartz, Managing Director & Co-Founder of Qualitas, said “QRI aims to offer investors attractive risk-adjusted returns and the unit purchase plan has provided existing unitholders with the opportunity to increase their holdings. We are delighted with the result and would like to thank existing unitholders for participating in the Offer and continuing to support QRI”.

The Trust will issue new units under the Offer on Tuesday 6 July 2021, of which new units will commence trading on Wednesday 7 July 2021. The new units in the Trust will rank equally with the existing units on issue.

Trust Benefits to Investors

QRI seeks to continue delivering the following benefits to investors that are seeking attractive sources of income and capital preservation:

- **Steady and reliable income** in the form of regular monthly cash distributions¹
- **Attractive and healthy premiums** above the current low cash rate²
- **Capital preservation**, as all CRE loans enjoy security by way of real property mortgages
- **Stable net asset value** at or above \$1.60 with no impairments since the initial public offer, supported by the Trust’s robust loan valuation process³
- **CRE debt asset class differentiation** managed by a local property specialist with expertise in investing across both real estate debt and equity
- **Domestically focused investments** with 100% of the portfolio currently invested in Australia only

- Ends -

¹ The payment of monthly cash income is a goal of the Trust only and neither the Manager nor the Responsible Entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income.

² Returns are not guaranteed. The premium achieved is commensurate to the investment risk undertaken.

³ Past performance is not a reliable indicator of future performance.

About Qualitas Real Estate Income Fund

The Qualitas Real Estate Income Fund (“**Trust**” or “**QRI**”) seeks to provide monthly income and capital preservation by investing in a portfolio of investments that offers exposure to real estate loans secured by first and second mortgages, predominantly located in Australia.⁴

About QRI Manager Pty Ltd

QRI Manager Pty Ltd is the Manager of the Trust, and is wholly owned by the Qualitas Group (“**Qualitas**”).

Established in 2008, Qualitas has a 13-year track record in the real estate sector and currently manages approximately \$3.0 billion in committed capital. Comprising over 50 investment and fiduciary professionals, Qualitas has a disciplined approach to generating strong risk-adjusted returns for its investors.

Qualitas’ investment strategies include senior and mezzanine debt, preferred and ordinary equity investments in real estate development, value-add, repositioning, special situations and other opportunistic transactions.

About the Trust Company (RE Services) Limited

The Responsible Entity of the Trust is The Trust Company (RE Services) Limited, a wholly owned member of the Perpetual Group (“**Perpetual**”). Perpetual has been in operation for over 130 years and is an Australian public company that has been listed on the ASX for over 50 years.

Investor Queries

General

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Responsible Entity

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Limited

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Unit Registry

Automic Group

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⁴ There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only.

Notices and Disclaimers

1. This communication has been issued and authorised for release by The Trust Company (RE Services) Limited (ACN 003 278 831) (AFSL 235150) as responsible entity of The Qualitas Real Estate Income Fund (ARSN 627 917 971) ("**Fund**"), and has been prepared by QRI Manager Pty Ltd (ACN 625 857 070) (AFS Representative 1266996 as authorised representative of Qualitas Securities Pty Ltd (ACN 136 451 128) (AFSL 34224)).
2. This communication contains general information only and does not take into account your investment objectives, financial situation or needs. It does not constitute financial, tax or legal advice, nor is it an offer, invitation or recommendation to subscribe or purchase a unit in QRI or any other financial product. Before making an investment decision, you should consider whether the Trust is appropriate given your objectives, financial situation or needs. If you require advice that takes into account your personal circumstances, you should consult a licensed or authorised financial adviser.
3. While every effort has been made to ensure the information in this communication is accurate; its accuracy, reliability or completeness is not guaranteed and none of The Trust Company (RE Services) Limited (ACN 003 278 831), QRI Manager Pty Ltd (ACN 625 857 070), Qualitas Securities Pty Ltd (ACN 136 451 128) or any of their related entities or their respective directors or officers are liable to you in respect of this communication. Past performance is not a reliable indicator of future performance.