

**Qualitas Real Estate Income Fund (ASX: QRI):  
Entitlement Offer – dispatch of PDS product disclosure statement**

**13 October 2021:** The Trust Company (RE Services) Limited ACN 003 278 831 (**Responsible Entity**) as responsible entity of the Qualitas Real Estate Income Fund (**Trust** or **QRI**) and QRI Manager Pty Ltd ACN 625 857 070 (**Manager**) as investment manager of the Trust, confirm that the product disclosure statement (**PDS**) in relation to the non-renounceable entitlement offer announced on 7 October 2021 was dispatched to Eligible Unitholders.

**Key dates of the Entitlement Offer**<sup>1</sup>

Announcement of Entitlement Offer and lodgement of PDS with ASIC	Thursday, 7 October 2021
Record Date for Entitlement Offer	7:00pm (AEDT) on Tuesday, 12 October 2021
<b>Entitlement Offer opens</b>	<b>9:00am (AEDT) on Wednesday, 13 October 2021</b>
Dispatch of PDS (including Entitlement and Acceptance Forms)	Wednesday, 13 October 2021
<b>Entitlement Offer closes</b> <i>Payment must be received by 5:00pm (AEDT)</i>	<b>5:00pm (AEDT) on Friday, 22 October 2021</b>
Shortfall Offer bookbuild	Monday, 25 October 2021
Results of Entitlement Offer and Shortfall announced	Tuesday, 26 October 2021
Issue and allotment of new Units under the Entitlement Offer	Friday, 29 October 2021
Commencement of normal trading of new Units issued under the Entitlement Offer	Monday, 1 November 2021
Issue and allotment and commencement of trading of new Units issued under the Shortfall (if any)	Thursday, 4 November 2021

Yours sincerely,

Saranya Balajeyagaran  
Relationship Manager  
The Trust Company (RE Services) Limited

- Ends -

<sup>1</sup> Dates after the record date are subject to change, subject to the Listing Rules.

## About Qualitas Real Estate Income Fund

The Qualitas Real Estate Income Fund (**Trust, Fund 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.<sup>2</sup>

## 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 \$4.0 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

Phone: +61 3 9612 3900

Email: [gri@qualitas.com.au](mailto:gri@qualitas.com.au)

Trust website: [www.qualitas.com.au/listed-investments/QRI](http://www.qualitas.com.au/listed-investments/QRI)

### Responsible Entity

The Trust Company (RE Services) Limited

Level 18, Angel Place,  
123 Pitt Street,  
Sydney NSW 2000

### Unit Registry

Phone: 1300 402 177

Email: [hello@automicgroup.com.au](mailto:hello@automicgroup.com.au)

Website: [www.automic.com.au](http://www.automic.com.au)

---

<sup>2</sup> 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.
4. The PDS and a target market determination for units in the Fund can be obtained by visiting the Fund website [www.qualitas.com.au/qri](http://www.qualitas.com.au/qri). The Trust Company (RE Services) Limited as responsible entity of the Fund is the issuer of units in the Fund. A person should consider the PDS in deciding whether to acquire, or to continue to hold, units in the Fund.