

Qualitas Real Estate Income Fund (ASX: QRI): Investor Webinar - Shortfall Offer

25 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, announces that QRI's 1 for 2 non-renounceable entitlement offer (**Entitlement Offer**) to raise up to \$214m has now closed and the shortfall offer (**Shortfall Offer**) to new investors is now open.

The Manager announces that it will be conducting an investor webinar on the Shortfall Offer today with details below:

QRI INVESTOR WEBINAR INVITE

DATE / TIME: Monday, 25 October at 10:30am (AEDT) to 11:15am (AEDT)

WEBINAR LINK: https://eap-au.zoom.us/webinar/register/WN_vET-0YqWR_KoRJ7wQf_6Zw

QUALITAS PRESENTERS:

- Andrew Schwartz - Co-Founder & Group Managing Director
- Kathleen Yeung – Managing Director, Global Head of Strategy
- Nick Bullick – Senior Director, Real Estate and Portfolio Manager for QRI
- Yin-Peng Chiew – Director, Strategy

E&P Corporate Advisory Pty Limited (**EAP**) is acting as Arranger and Joint Lead Manager to the Entitlement Offer. National Australia Bank Limited (**NAB**), Canaccord Genuity Financial Limited (**Canaccord**), Taylor Collison Limited (**TC**) and Crestone Wealth Management Limited (**Crestone**) are acting as Joint Lead Managers and Bell Potter Securities Limited is acting as Co-Manager.

The Shortfall Offer closes today at 5:00pm (AEDT) and investors can contact the following Joint Lead Managers, or the Manager should they wish to participate with details provided below:

- Andrew Serle, EAP: andrew.serle@eap.com.au / +61 3 9411 4076
- Sam Robinson, Canaccord: SRobinson@cgf.com / +61 3 9411 4076
- James Williams, Crestone: james.williams@crestone.com.au / +61 2 8422 5570
- Hamish Nairn, TC: hnairn@taylorcollison.com.au / +61 8 8217 3908
- Nick Chaplin, NAB: nicholas.chaplin@nab.com.au / +61 2 7226 8058
- QRI Investor relations (Manager): qri@qualitas.com.au

A further announcement by the Responsible Entity and the Manager announcing the outcome of the Entitlement Offer and Shortfall Offer will be made on Tuesday 26 October 2021.

Yours sincerely,

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

- Ends -

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.¹

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 135 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

Trust website: 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

Website: www.automic.com.au

¹ 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. 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.