

## **Qualitas Real Estate Income Fund (ASX: QRI): Notification of Distribution**

**23 December 2021:** The Trust Company (RE Services) Limited as Responsible Entity of the Qualitas Real Estate Income Fund ("QRI"), is pleased to declare a distribution for December 2021. The distribution for December 2021 is 0.6315 cents per unit which equates to a monthly distribution return of 4.65% p.a.<sup>1</sup> at a net tangible assets per unit of \$1.60<sup>2</sup>. Based on the rolling 12 month distribution, the distribution return was 5.71% p.a.

The annualised monthly distribution is reflective of loan settlements being delayed to January 2022 and the uninvested cash position of the Trust of approximately \$120m, this cash being attributed to the new capital recently raised and loan repayments. As of the date of this report, the invested capital is estimated at 79% of total Trust capital. The invested capital of the Trust (thereby excluding the effects of the uninvested cash position of the Trust) generated a December month estimated net return of 5.90% p.a.

In line with the Trust's product disclosure statement (PDS)<sup>3</sup>, the Manager has waived its Management Fee with respect to the uninvested capital raised from the entitlement offer which settled in November 2021.<sup>4</sup>

Please refer to the QRI performance report for December 2021 for information on fund performance, market overview and investment activities, which is expected to be released on or around 17 January 2022.

**- Ends -**

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<sup>1</sup> Based on the distribution for the month of November which is converted into an annual return as if the December 2021 distribution was constant for 12 months.

<sup>2</sup> Forecast net tangible assets per unit as at 31 December 2021.

<sup>3</sup> Dated 7 October 2021.

<sup>4</sup> New Units under the Entitlement Offer and Shortfall Offer were issued on 1 November 2021 and 4 November 2021 respectively.

## **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.<sup>5</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 approximately \$4.2 billion in committed capital. Comprising over 65 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 3939

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: [qualitas@automicgroup.com.au](mailto:qualitas@automicgroup.com.au)

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

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<sup>5</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) ("**Trust**") 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 Product Disclosure Statement ("PDS") and a target market determination for units in the Trust can be obtained by visiting the Trust website [www.qualitas.com.au/qri](http://www.qualitas.com.au/qri). The Trust Company (RE Services) Limited as responsible entity of the Trust is the issuer of units in the Trust. A person should consider the PDS in deciding whether to acquire, or to continue to hold, units in the Trust.