



Announcement Summary

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**Entity name**

QUALITAS REAL ESTATE INCOME FUND

**Announcement Type**

New announcement

**Date of this announcement**

14/5/2024

**The Proposed issue is:**

An offer of securities under a securities purchase plan

**Total number of +securities proposed to be issued for an offer of securities under a securities purchase plan**

ASX +security code	+Security description	Maximum Number of +securities to be issued
QRI	ORDINARY UNITS FULLY PAID	123,319,917

**+Record date**

13/5/2024

**Offer closing date**

31/5/2024

**+Issue date**

7/6/2024

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of +Entity**

QUALITAS REAL ESTATE INCOME FUND

We (the entity named above) give ASX the following information about a proposed issue of +securities and, if ASX agrees to +quote any of the +securities (including any rights) on a +deferred settlement basis, we agree to the matters set out in Appendix 3B of the ASX Listing Rules.

If the +securities are being offered under a +disclosure document or +PDS and are intended to be quoted on ASX, we also apply for quotation of all of the +securities that may be issued under the +disclosure document or +PDS on the terms set out in Appendix 2A of the ASX Listing Rules (on the understanding that once the final number of +securities issued under the +disclosure document or +PDS is known, in accordance with Listing Rule 3.10.3C, we will complete and lodge with ASX an Appendix 2A online form notifying ASX of their issue and applying for their quotation).

**1.2 Registered Number Type**

ARSN

**Registration Number**

627917971

**1.3 ASX issuer code**

QRI

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

14/5/2024

**1.6 The Proposed issue is:**

An offer of +securities under a +securities purchase plan



Part 4 - Details of proposed offer under securities purchase plan

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Part 4A - Conditions

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**4A.1 Do any external approvals need to be obtained or other conditions satisfied before the offer of +securities under the +securities purchase plan issue can proceed on an unconditional basis?**

No



Part 4B - Offer details

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**+Class or classes of +securities that will participate in the proposed issue and +class or classes of +securities proposed to be issued**

**ASX +security code and description**

QRI : ORDINARY UNITS FULLY PAID

**Will the proposed issue of this +security include an offer of attaching +securities?**

No

Details of +securities proposed to be issued

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**ASX +security code and description**

QRI : ORDINARY UNITS FULLY PAID

**Maximum total number of those +securities that could be issued if all offers under the +securities purchase plan are accepted**

123,319,917

**Will the offer be conditional on applications for a minimum number of +securities being received or a minimum amount being raised (i.e. a minimum subscription condition)?**

No

**Will the offer be conditional on applications for a maximum number of +securities being received or a maximum amount being raised (i.e. a maximum subscription condition)?**

No

**Will individual security holders be required to accept the offer for a minimum number or value of +securities (i.e. a minimum acceptance condition)?**

Yes

**Is the minimum acceptance unit based or dollar based?**

Dollar based (\$)

**Please enter the minimum acceptance value**

\$ 1,000

**Will individual security holders be limited to accepting the offer for a maximum number or value of +securities (i.e. a maximum acceptance condition)?**

Yes

**Is the maximum acceptance unit based or dollar based?**

Dollar based (\$)

**Please enter the maximum acceptance value**

\$ 30,000



**Describe all the applicable parcels available for this offer in number of securities or dollar value**

A\$1,000, A\$2,000, A\$5,000, A\$7,000, A\$10,000, A\$12,000, A\$15,000, A\$20,000, A\$25,000 or A\$30,000.

**Offer price details**

**Has the offer price been determined?**

Yes

**In what currency will the offer be made?**

AUD - Australian Dollar

**What is the offer price per +security?**

AUD 1.60000

**Oversubscription & Scale back details**

**Will a scale back be applied if the offer is over-subscribed?**

Yes

**Describe the scale back arrangements**

Yes, a scale back may be applied at the sole and absolute discretion of The Trust Company (RE Services) Limited ABN 45 003 278 831 in its capacity as the responsible entity of the Trust (Responsible Entity).

**Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class?**

Yes

Part 4C - Timetable

**4C.1 Date of announcement of +security purchase plan**

14/5/2024

**4C.2 +Record date**

13/5/2024

**4C.3 Date on which offer documents will be made available to investors**

16/5/2024

**4C.4 Offer open date**

16/5/2024

**4C.5 Offer closing date**

31/5/2024

**4C.7 +Issue date and last day for entity to announce results of +security purchase plan offer**

7/6/2024



Part 4D - Listing Rule requirements

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**4D.1 Does the offer under the +securities purchase plan meet all of the requirements of listing rule 7.2 exception 5 or do you have a waiver from those requirements?**

Yes

Part 4E - Fees and expenses

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**4E.1 Will there be a lead manager or broker to the proposed offer?**

No

**4E.2 Is the proposed offer to be underwritten?**

No

**4E.3 Will brokers who lodge acceptances or renunciations on behalf of eligible +security holders be paid a handling fee or commission?**

No

**4E.4 Details of any other material fees or costs to be incurred by the entity in connection with the proposed offer**

Part 4F - Further Information

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**4F.01 The purpose(s) for which the entity intends to use the cash raised by the proposed issue**

The proceeds will be invested by QRI Manager Pty Ltd (as manager of the Trust) in accordance with the investment mandate of QRI and consistent with the latest Product Disclosure Statement of the Trust dated 7 October 2021.

**4F.1 Will the entity be changing its dividend/distribution policy if the proposed offer is successful?**

No

**4F.2 Countries in which the entity has +security holders who will not be eligible to accept the proposed offer**

Gibraltar, Hong Kong, Qatar, Switzerland, United Arab Emirates, United Kingdom, United States, Vanuatu

**4F.3 URL on the entity's website where investors can download information about the proposed offer**

<https://www.qualitas.com.au/listed-investments/qri-overview/>

**4F.4 Any other information the entity wishes to provide about the proposed offer**