

Qualitas Real Estate Income Fund

ASX:QRI | Performance Update – April 2025



MONTHLY PORTFOLIO UPDATE

The Manager confirms that as at 30 April 2025, the portfolio has no interest arrears¹ or impairments.

HIGHLIGHTS

Net return² (% p.a.) on NAV

12 month	8.50%
1 month	7.76%

Distribution (% p.a.) on NAV

12 month	8.37%
Current month	7.60%
Current month distribution (\$)	\$0.009989/unit

Distribution on month end unit price (% p.a.)

Current month	7.48%
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KEY INFORMATION

Target return	RBA cash rate ^{3,4} + 5.0% to 6.5% p.a. (net)
S&P Global Industry Classification Standard (GICS)	40204010 Mortgage Real Estate Investment Trust
Distributions	Monthly ⁵
Unit pricing	Weekly
Distribution reinvestment plan (DRP)	Yes - active

INVESTMENT FEATURES

- Property investment without ownership risk.
- Regular income⁵ and the potential for capital preservation.
- Expert real estate investment manager.

INVESTMENT OBJECTIVE

To achieve the target return, and provide monthly cash income, capital preservation and portfolio diversification⁶.

*Please refer to PDS section 8 on risks related to QRI.

KEY METRICS AS AT 30 APRIL 2025

\$989m / \$973m
Market cap / Trust NAV

\$1.625 / \$1.6008
Unit price / Unit NAV⁷

51
Total loans⁸

1.06 years
Weighted loan maturity⁸

65% / 35%
Weighted LVR⁹ / % underlying real estate securities value need to fall on a weighted average basis across the portfolio for unit price to fall below NAV¹⁰

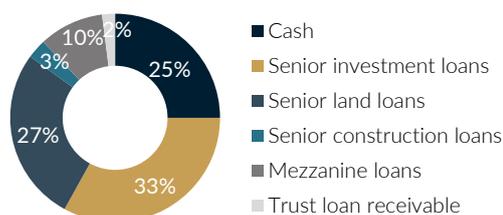
69%
of portfolio underlying real estate securities valued within the last 12 months

\$731m (75%)
Invested capital¹¹

0% / 100%
Fixed / Floating interest exposure

PORTFOLIO UNDERLYING EXPOSURE¹²

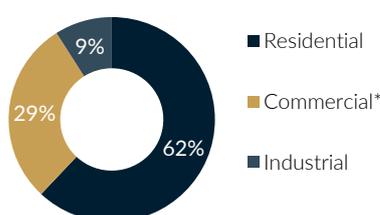
Portfolio composition⁶



87% Senior loans¹³

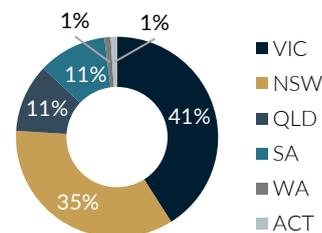
13% Mezzanine loans¹³

Property sector⁶



*15.8% exposure in Accommodation Hotels grouped under commercial.

Geography⁶



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YEAR	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
Distributions (¢/unit)													
FY19	-	-	-	-	-	0.1534	0.2416	0.2464	0.3784	0.6719	0.6463	0.8397	3.1777
FY20	0.8150	0.7370	0.9511	0.7906	0.7896	0.9099	0.8233	0.7989	0.7539	0.8405	0.8152	0.7882	9.8132
FY21	0.7914	0.8469	0.7956	0.8289	0.8076	0.8373	0.8692	0.8060	0.8163	0.7927	0.8176	0.8376	9.8471
FY22	0.6994	0.7894	0.7507	0.7814	0.6706	0.6315	0.6318	0.6012	0.6932	0.7556	0.8159	0.7689	8.5896
FY23	0.8151	0.8701	0.9004	0.9510	0.9666	1.0396	1.0597	1.0060	1.1416	1.1047	1.1414	1.3020	12.2982
FY24	1.1893	1.1959	1.1834	1.2203	1.1803	1.2203	1.2200	1.1285	1.1785	1.1278	1.1659	1.1672	14.1774
FY25	1.1689	1.1689	1.1304	1.1689	1.1445	1.1498	1.1273	1.0204	1.0594	0.9989			11.1374

Net return (%)													
FY19	-	-	-	-	0.02%	0.08%	0.12%	0.15%	0.25%	0.41%	0.44%	0.49%	1.96%
FY20	0.53%	0.45%	0.66%	0.49%	0.49%	0.61%	0.51%	0.49%	0.45%	0.55%	0.49%	0.51%	6.23%
FY21	0.50%	0.59%	0.48%	0.51%	0.51%	0.60%	0.44%	0.46%	0.55%	0.51%	0.55%	0.46%	6.16%
FY22	0.44%	0.63%	0.44%	0.46%	0.40%	0.38%	0.36%	0.42%	0.45%	0.45%	0.50%	0.49%	5.42%
FY23	0.53%	0.54%	0.60%	0.60%	0.57%	0.72%	0.67%	0.60%	0.70%	0.66%	0.75%	0.80%	7.74%
FY24	0.76%	0.80%	0.72%	0.78%	0.71%	0.80%	0.72%	0.71%	0.72%	0.68%	0.76%	0.71%	8.87%
FY25	0.77%	0.71%	0.70%	0.74%	0.70%	0.78%	0.72%	0.64%	0.65%	0.64%			7.05%

NET RETURN BY PERIOD

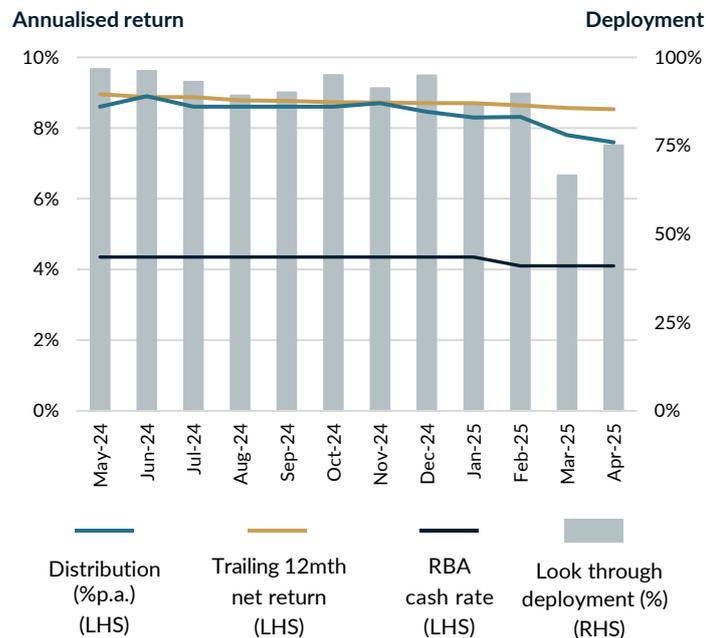
%	1mth	3mth	6mth	1yr	3yr ¹⁴	Incep ^{14,15}
Net return	0.64	1.93	4.12	8.50	8.23	7.17
Target return at 5.0%	0.76	2.29	4.63	9.30	8.62	6.96
Target return at 6.5%	0.88	2.66	5.38	10.80	10.12	8.46
RBA cash rate	0.34	1.04	2.13	4.30	3.62	1.96
Distribution	0.62	1.92	4.04	8.37	8.17	7.13
Spread to RBA	0.28	0.88	1.91	4.07	4.55	5.17

*Past performance is not a reliable indicator of future performance.
Target return: RBA cash rate + 5.0% to 6.5% p.a. (net)

ABOUT THE MANAGER

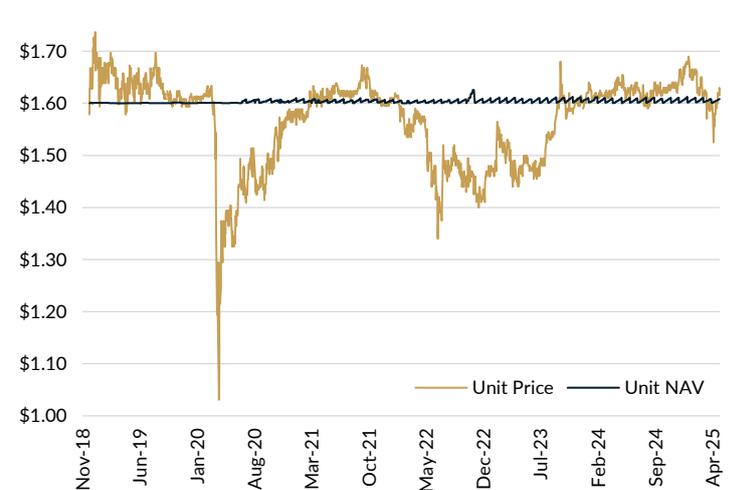
Established in 2008 and listed on the ASX in 2021, Qualitas has a 16-year track record in the real estate sector and currently manages A\$9.2 billion¹⁷ in committed capital. Qualitas has a disciplined approach to generating strong risk-adjusted returns for its investors. Qualitas' investment strategies include senior and mezzanine debt, preferred and ordinary equity investments in real estate development, value-add, repositioning, special situations and other opportunistic transactions.

MONTHLY NET RETURN VS. DEPLOYMENT¹⁶



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

UNIT PRICE VS. NAV



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PLATFORMS

AMP North
Asgard IDPS
Asgard Super & Pension
BT Panorama
BT Wrap

CFS FirstWrap
Edge CFS
HUB24
IOOF xpanD
Macquarie

Netwealth
Mason Stevens
Praemium

KEY SERVICE PROVIDERS

Manager
QRI Manager Pty Ltd – an authorised representative of Qualitas Securities Pty Ltd

Responsible entity
The Trust Company (RE Services Limited)

ENQUIRES

GENERAL

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UNIT REGISTRY

Phone 1800 628 703
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Website au.investorcentre.mpms.mufg.com

NOTES

1. Represents % of loan portfolio on look through basis in arrears by 90 days or more. All references in this update to 'arrears' are to be read accordingly.
2. Net returns are calculated based on the daily weighted average NAV across the respective time periods.
3. RBA cash rate is subject to a floor of 0%.
4. QRI is a different asset class to cash which is displayed by the RBA cash rate and BBSY. Accordingly, QRI is of a higher risk than an investment in cash.
5. The payment of monthly cash income is a goal of the Trust only and neither the Manager or the responsible entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income.
6. The portfolio statistics are determined on a look-through basis having regard to the loans in the underlying Qualitas Funds as indicated. The classifications of these diversification parameters are determined by the Manager. Figures stated are subject to rounding.
7. Final net tangible assets per unit at month end.
8. Represents total loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.
9. Represents total LVR of loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.
10. Valuation dates of the underlying real estate securities vary across the portfolio based on the tenure of the loans.
11. Invested capital represents the amount of the Trust's total capital that has been committed and invested as at month end in loans (on a look through basis to the Qualitas Funds) and the Trust loan receivable. All investments including direct loans are made by the Sub-Trust. The Sub-Trust is wholly owned by the Trust.
12. All stats are on a look through basis, representing QRI's share of the loans.
13. Excludes Trust loan receivable and cash.
14. IPO 27 November 2018. Calculated based on units entitled to the distribution. The units entitled to the Sep-19 distribution excludes units issued under the Wholesale and Early Retail Entitlement Offers.
15. Net return calculated based on weighted average NAV.
16. QRI is a different asset class to cash which is displayed by the RBA cash rate and BBSY. Accordingly, QRI is of a higher risk than an investment in cash.
17. As at 31 December 2024.

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