



ASX Announcement

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

14 September 2023: QRI Manager Pty Ltd ("**Manager**"), was pleased to advise that the Responsible Entity, The Trust Company (RE Services) Limited of the Qualitas Real Estate Income Fund ("**QRI**"), declared a distribution for August 2023. The distribution for August 2023 is 1.1959 cents per unit which equates to a distribution return of 8.80%¹ per annum at a net tangible assets per unit of \$1.60².

Under the terms of the amended Distribution Reinvestment Plan (**DRP**) plan, effective 24 October 2022, unitholders who elect for the **DRP** will receive units at market price³ when QRI units are trading below Net Asset Value (**NAV**). Since 5 September 2023, QRI has been trading consistently at or above NAV and therefore the Manager confirms that for the August 2023 **DRP**, new units will be issued equal to NAV as at the last day of the calendar month for the distribution period. The Manager believes this is in the best interest of all unitholders, where the month end NAV is less than the current trading price⁴.

Holdings for unitholders who do not participate in the **DRP** will not be diluted given no new units are issued below NAV. Unitholders can update their **DRP** elections online via the [Link Investor Centre](#) or can contact Link Market Services at qualitas@linkmarketservices.com.au.

Please refer to the QRI performance report for August 2023 for information on fund performance and investment activities.

- Ends -

¹ Based on the distribution for the month of August which is converted into an annual return as if the August 2023 distribution was constant for 12 months.

² Net tangible assets per unit as at August 2023.

³ Volume weighted average purchase price of units acquired on market plus applicable brokerage. Please refer to the **DRP** for full terms and conditions.

⁴ QRI closed at \$1.605 on 13 September 2023.

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.⁵

For further information on QRI, [visit our website](#) and [follow us on LinkedIn](#) for the latest news and insights.

About QRI Manager Pty Ltd

QRI Manager Pty Ltd is the Manager of the Trust and is wholly owned by the Qualitas Group (“Qualitas”). Qualitas Limited is an ASX-listed Australian alternative real estate investment manager with circa A\$7.5 billion⁶ of committed funds under management.

Qualitas matches global capital with access to attractive risk adjusted investments in real estate private credit and real estate private equity through a range of investment solutions for institutional, wholesale and retail clients. Qualitas offers flexible capital solutions for its partners, creating long-term value for shareholders, and the communities in which it operates.

For 15 years Qualitas has been investing through market cycles to finance assets with a combined value of over A\$19 billion⁷ across all real estate sectors. Qualitas focuses on real estate private credit, opportunistic real estate private equity, income producing commercial real estate and build-to-rent residential. The broad platform, complementary debt and equity investing skillset, deep industry knowledge, long-term partnerships, and diverse and inclusive team of more than 80 professionals provides a unique offering in the market to accelerate business growth and drive performance for shareholders.

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 55 years.

Investor Queries

General

Phone: +61 3 9612 3939

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 554 474

Outside of Australia: +61 1300 554 474

Facsimile: 02 9287 0303

Email: qualitas@linkmarketservices.com.au

Website: www.linkmarketservices.com.au

Investor Portal: <https://investorcentre.linkgroup.com/Login/Login>

⁵ There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only.

⁶ FUM metrics as at 30 June 2023 and adjusted for increased A\$750 million commitment in QCDF II and additional A\$700 million from Abu Dhabi Investment Authority.

⁷ As at 31 December 2022.

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. 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.