



Update Summary

Entity name

QUALITAS REAL ESTATE INCOME FUND

Security on which the Distribution will be paid

QRI - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

15/6/2021

Reason for the Update

Actual distribution announcement

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

QUALITAS REAL ESTATE INCOME FUND

1.2 Registered Number Type

ARSN

Registration Number

627917971

1.3 ASX issuer code

QRI

1.4 The announcement is

☒ Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Actual distribution announcement

1.4b Date of previous announcement(s) to this update

24/5/2021

1.5 Date of this announcement

15/6/2021

1.6 ASX +Security Code

QRI

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

☒ Ordinary

2A.2 The Dividend/distribution:

relates to a period of one month

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/5/2021

**2A.4 +Record Date**

31/5/2021

2A.5 Ex Date

28/5/2021

2A.6 Payment Date

17/6/2021

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

☒ No**2A.8 Currency in which the dividend/distribution is made ("primary currency")**

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.00817600

Estimated or Actual?☒ Actual**2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?**☒ No**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**☒ We have a Dividend/Distribution Reinvestment Plan (DRP)**2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?**☒ Yes**2A.11a(i) DRP Status in respect of this dividend/distribution**

Full DRP

2A.12 Does the +entity have tax component information apart from franking?☒ Yes

Part 3A - Ordinary dividend/distribution**3A.1 Is the ordinary dividend/distribution estimated at this time?**☒ No**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD

**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.00817600

3A.2 Is the ordinary dividend/distribution franked?☒ No**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.00817600

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

This information will be provided in the standard distribution statements issued post 30th June.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		



Gross cash distribution	9.121
Interest exempt from withholding	9.122
Capital Gains discount method Non-Taxable Australian property	9.124
Capital gains other Non-Taxable Australian property	9.126
Other income	9.130
Royalties	9.135
NCMI	
Excluded from NCMI	

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

☒ Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Tuesday June 1, 2021 17:00:00

4A.3 DRP discount rate

0.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

End Date

4A.5 DRP price calculation methodology

Net Asset Value of a unit is determined in accordance with the Fund's constitution on the record date.

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

4A.8 Will DRP +securities be a new issue?

☒ Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

☒ Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

4A.11 Are there any other conditions applying to DRP participation?



4A.12 Link to a copy of the DRP plan rules

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary