

Qualitas Real Estate Income Fund (ASX: QRI) – Release of Appendix 3C

8 April 2020: The Trust Company (RE Services) Limited ("**Responsible Entity**"), the responsible entity of the Qualitas Real Estate Income Fund ("**QRI**" or "**Trust**"), has released an Appendix 3C to the market.

As previously announced on the 25th March, 2020, QRI Manager Pty Ltd ("**Manager**"), the manager of QRI, is considering a number of strategies to close the discount to net tangible assets of the Trust, including an on-market buy back of units in the Trust.

To ensure the Responsible Entity has the ability to initiate a buy back at the appropriate time, an Appendix 3C has been released to the market. This provides the Responsible Entity with authority over the next 12 months to buy back up to 10% of the Trust's issued units.

In line with ASX listing obligations, the Responsible Entity will announce to the market any decision to enact a buy back and any units purchased under that authority. Any units the subject of a buy back will be cancelled in accordance with the Corporations Act 2001 (Cth).

- Ends -

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.¹

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 12-year track record in the real estate sector and currently manages approximately \$2.5 billion in committed capital. Comprising over 70 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 130 years and is an Australian public company that has been listed on the ASX for over 50 years.

Investor Queries

General

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Trust website: www.qualitas.com.au/listed-investments/QRI

Unit Registry

Phone: 1300 402 177 | Email: qualitas@automicgroup.com.au

Website: www.automic.com.au

Responsible Entity

The Trust Company (RE Services) Limited
Level 18, Angel Place,
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Sydney NSW 2000

¹ 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 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) (Fund) 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)).
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