

## Qualitas Real Estate Income Fund (ASX: QRI)

### Successful Placement

**20 June 2019:** QRI Manager Pty Ltd (**Manager**), the manager of QRI, is pleased to announce that it has completed a placement of approximately \$34.68m of funds to wholesale investors.

The placement of 21,675,889 units will be issued at a price of \$1.60 per unit (**Placement**) which represents a 3.61% discount to the last closing price of \$1.66 on 18 June 2019. The Net Asset Value is \$1.6007 per unit as at 31 May 2019. The new units will rank equally with the existing units on issue.

The funds raised under the Placement will be used to undertake further investments that are in line with the Fund's investment strategy.

QRI units are expected to resume trading on the ASX at the commencement of trading this morning (20 June 2019).

The Trust Company (RE Services) Limited ACN 003 278 831 AFSL 235 150 as responsible entity of the Trust (Responsible Entity) confirms that, pursuant to Listing Rule 7.1, new units issued under the placement are within QRI's existing 15% placement capacity and do not require shareholder approval.

**Ends**

### About Qualitas Real Estate Income Fund

The Qualitas Real Estate Income Fund ("**Trust**" or "**QRI**") seeks to provide monthly income<sup>1</sup> 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.

### About the Manager

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 10-year track record in the real estate sector and currently manages approximately \$2.3 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.

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<sup>1</sup> There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only

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**

Phone: +61 3 9612 3900 | Email: [gri@qualitas.com.au](mailto:gri@qualitas.com.au)

Trust website: [www.qualitas.com.au/listed-investments/QRI](http://www.qualitas.com.au/listed-investments/QRI)

#### **Unit Registry**

Phone: 1300 402 177 | Email: [qualitas@automicgroup.com.au](mailto:qualitas@automicgroup.com.au)

Website: [www.automic.com.au](http://www.automic.com.au)

### **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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