



The Trust Company (RE Services) Limited  
ABN: 45 003 278 831, AFSL: 235150



Qualitas Real Estate Income Fund  
ARSN: 627 917 971

The Manager  
Company Announcement Office  
Australian Securities Exchange Limited  
Level 6, Exchange Centre  
20 Bridge Street  
Sydney NSW 2000

14 January 2019

### Monthly Net Tangible Asset Backing Estimate

We advise that the unaudited Net Tangible Asset (NTA) per unit of the Qualitas Real Estate Income Fund (ASX: QRI) is as follows:

Value Date	NTA per Unit*
31/12/2018	\$1.6006

Yours Sincerely,

Martin Farr  
Senior Corporate Clients Manager  
The Trust Company (RE Services) Ltd as Responsible Entity for the Qualitas Real Estate Income Fund

#### Qualitas Real Estate Income Fund

QRI Manager Pty Ltd is the investment manager of the Qualitas Real Estate Income Fund (Trust). The Trust seeks to invest in a portfolio of investments that provide Unitholders with exposure to predominantly Australian secured real estate loans.

#### About The Trust Company (RE Services Limited)

The Responsible Entity for the Trust is The Trust Company (RE Services) Limited (Perpetual), a part of the Perpetual group of companies. Perpetual is a financial services group operating in funds management, financial advisory and trustee services. For further information, go to [www.perpetual.com.au](http://www.perpetual.com.au)

#### For further information, please contact:

##### General

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##### Unit Registry

1300 420 177  
(02) 8022 8575  
[qualitas@automicgroup.com.au](mailto:qualitas@automicgroup.com.au)

*\*Source: QRI Fund Services Pty Ltd.*

*All figures in Australian dollars (AUD) unless specified otherwise. For the purposes of reporting, Net Asset Value and Net Tangible Assets have the same value. Historical performance is not a reliable indicator of the future performance of the Trust.*