

Qualitas Real Estate Income Fund (ASX: QRI)

Capital Raising – Placement

19 June 2019: On 6 June 2019 QRI Manager Pty Ltd (**Manager**) announced it was considering a new capital raising for QRI. The Manager now announces that it is undertaking a bookbuild today for a proposed placement at an issue price of \$1.60 per new security to raise up to \$34.68m (**Placement**). Evans Dixon Corporate Advisory Pty Limited is acting as Lead Arranger to the Placement.

The issue price represents a 3.61% discount to the last closing price of \$1.66 on 18 June 2019. QRI's Net Asset Value is \$1.6007 per unit as at 31 May 2019. Units issued under the Placement will rank equally with existing units on issue. The Placement units issued are expected to be allotted and commence trading on 27 June 2019.

The current trading halt will continue until a further announcement is made by the Manager announcing, among other things, the outcome of the Placement.

Ends

About Qualitas Real Estate Income Fund

The Qualitas Real Estate Income Fund ("**Trust**" or "**QRI**") seeks to provide monthly income¹ 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.

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

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

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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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