Qualitas Real Estate Income Fund Unaudited Pro Forma Statement of Financial Information Actual Funds Raised

QUALITAS

As at 21 November 2018

Subscription: 144,505,930 Units

Balance Sheet	\$
Assets	
Cash	225,475,517
Trust Loan Receivable	5,733,971
Total Assets	231,209,488
Liabilities	
Total Liabilities (excluding net assets attributable to unitholders)	-
Unitholder Equity	
Subscription for Units	231,209,488
Net Assets attributable to unitholders - equity	231,209,488

Assumptions

Application of the significant accounting policies and notes set out in section 10.3 of the Product Disclosure Statement.

Capital Structure

	\$
Units allotted	144,505,930
Total Units on issue	144,505,930
NAV Per Unit	1.60

Cash

Set out below is a reconciliation of the Pro Forma cash balance:

	\$
Proceeds of Offer	231,209,488
Receivable – Loan drawdown	(5,733,971)
Estimated net cash position	225,475,517

Trust Loan Receivable

	\$
Loan drawdown	5,733,971

