

## ASX Announcement

22 May 2023

Market Announcements Office  
ASX Limited  
20 Bridge Street  
Sydney NSW 2000

### CHANGE OF UNIT REGISTRY DETAILS

On Monday, 15 May 2023, we announced the intention to transition the unit registry provider for the Qualitas Real Estate Income Fund (ASX: QRI) (**QRI**) from Automic Pty Limited (**Automic**) to Link Market Services Limited (**Link**). We are pleased to announce the transition has been completed successfully and have accordingly outlined the relevant information and necessary actions to be undertaken by Unitholders as a result of this change.

Unitholders will shortly receive a Welcome Letter and from Link by post with details on how to register their account and sign up to Link's secure and highly accessible online investor portal. A holding statement containing your SRN will accompany the Welcome Letter, and can be used to add your QRI holding to your new or existing Link investor portal.

Lodgement of documentation by member organisations, unitholders, and other interested parties must be made at the new address from Monday, 22 May 2023.

The new registry contact details are as follows:

#### Link Market Services Limited

Street Address:

Level 12  
680 George Street  
SYDNEY NSW 2000

Australian Telephone: 1300 554 474  
International Telephone: +61 1300 554 474  
Facsimile: 02 9287 0303

Postal Address:

Locked Bag A14  
SYDNEY SOUTH NSW 1235

Email: [qualitas@linkmarketservices.com.au](mailto:qualitas@linkmarketservices.com.au)  
Website: [www.linkmarketservices.com.au](http://www.linkmarketservices.com.au)  
Investor Portal: <https://investorcentre.linkgroup.com>

Authorised for release by the Responsible Entity's Continuous Disclosure Committee.

- 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.<sup>1</sup>

For further information on QRI, please refer to our on-demand CPD presentation which provides insights into the benefits of CRE debt investments in the current market.

<https://www.qualitas.com.au/listed-investments/cpd-on-demand/>

## About QRI Manager Pty Ltd

QRI Manager Pty Ltd is the Manager of the Trust and is wholly owned by the Qualitas Group (“Qualitas”). Qualitas Limited is an ASX-listed Australian alternative real estate investment manager with circa A\$6.0 billion<sup>2</sup> of committed funds under management.

Qualitas matches global capital with access to attractive risk adjusted investments in real estate private credit and real estate private equity through a range of investment solutions for institutional, wholesale and retail clients. Qualitas offers flexible capital solutions for its partners, creating long-term value for shareholders, and the communities in which it operates.

For 15 years Qualitas has been investing through market cycles to finance assets with a combined value of over A\$19 billion<sup>3</sup> across all real estate sectors. Qualitas focuses on real estate private credit, opportunistic real estate private equity, income producing commercial real estate and build-to-rent residential. The broad platform, complementary debt and equity investing skillset, deep industry knowledge, long-term partnerships, and diverse and inclusive team of more than 80 professionals provides a unique offering in the market to accelerate business growth and drive performance for shareholders.

## 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 135 years and is an Australian public company that has been listed on the ASX for over 55 years.

## Investor Queries

### General

Phone: +61 3 9612 3939

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)

### Responsible Entity

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

### Unit Registry

Phone: 1300 554 474

Outside of Australia: +61 1300 554 474

Facsimile: 02 9287 0303

Email: [qualitas@linkmarketservices.com.au](mailto:qualitas@linkmarketservices.com.au)

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

Investor Portal: <https://investorcentre.linkgroup.com/Login/Login>

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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.

<sup>2</sup> Based on FUM as at 31 March 2023 and adjusted for the active component of the \$1bn credit mandate announced on 8<sup>th</sup> May 2023.

<sup>3</sup> As at 31 December 2022.

## Notices and disclaimers

1. This communication has been issued and authorised for release 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) ("**Trust**") 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)).
2. This communication contains general information only and does not take into account your investment objectives, financial situation or needs. It does not constitute financial, tax or legal advice, nor is it an offer, invitation or recommendation to subscribe or purchase a unit in QRI or any other financial product. Before making an investment decision, you should consider whether the Trust is appropriate given your objectives, financial situation or needs. If you require advice that takes into account your personal circumstances, you should consult a licensed or authorised financial adviser.
3. While every effort has been made to ensure the information in this communication is accurate; its accuracy, reliability or completeness is not guaranteed and none of The Trust Company (RE Services) Limited (ACN 003 278 831), QRI Manager Pty Ltd (ACN 625 857 070), Qualitas Securities Pty Ltd (ACN 136 451 128) or any of their related entities or their respective directors or officers are liable to you in respect of this communication. Past performance is not a reliable indicator of future performance.
4. The Product Disclosure Statement ("PDS") and a target market determination for units in the Trust can be obtained by visiting the Trust website [www.qualitas.com.au/qri](http://www.qualitas.com.au/qri). The Trust Company (RE Services) Limited as responsible entity of the Trust is the issuer of units in the Trust. A person should consider the PDS in deciding whether to acquire, or to continue to hold, units in the Trust.