



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

2 February 2024

### Monthly Net Tangible Asset Backing Estimate

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

Value Date	NTA per Unit*
31/01/2024	\$1.6007

Yours Sincerely,

Vicki Riggio  
General 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

QRI Investor Relations  
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[qri@qualitas.com.au](mailto:qri@qualitas.com.au)

#### Unit Registry

Link Market Services  
1300 554 474  
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<https://www.qualitas.com.au/listed-investments/QRI>

\*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.