



ASX Announcement

Qualitas Real Estate Income Fund (ASX: QRI) Results of Unit Purchase Plan

5 June 2024: The Trust Company (RE Services) Limited ACN 003 278 831 AFSL 235 150 (**Responsible Entity**), as the responsible entity of the Qualitas Real Estate Income Fund ARSN 627 917 971 (**QRI** or **Trust**), is pleased to advise the results of the non-underwritten Unit Purchase Plan (**Unit Purchase Plan**) that closed on Friday, 31 May 2024.

The Responsible Entity has received binding applications (**Applications**) for 11,558,124 new ordinary fully paid units in the Trust (**New Units**), at a price of A\$1.60 per New Unit raising \$18,493,000 pursuant to the Unit Purchase Plan to eligible unitholders of the Trust, details of which were announced to the ASX on Tuesday, 14 May 2024.

Capitalised terms have the meaning given in the offer booklet relating to the Unit Purchase Plan released to the ASX on Thursday, 16 May 2024 (**Offer Booklet**) unless otherwise defined.

The Responsible Entity has accepted all such Applications and will issue, on Friday, 7 June 2024, 11,558,124 New Units in the Trust at an issue price of A\$1.60 per New Unit under the Unit Purchase Plan, which are expected to commence trading on Tuesday, 11 June 2024. The New Units in the Trust will rank equally with existing units, including for distributions subsequently made.

Andrew Schwartz, Group Managing Director & Co-Founder, Qualitas, said, "The support for QRI from both retail and wholesale unitholders affirms the ongoing demand for an asset class previously accessible only by institutional investors. Since inception, we have consistently delivered returns at an attractive margin to the cash rate while maintaining a stable net asset value. We have strong conviction in real estate private credit and expect QRI to grow in line with the rest of our funds management platform."

The Unit Purchase Plan was conducted in accordance with *ASIC Corporations (Share and Interest Purchase Plans) Instrument 2019/547* and pursuant to ASX Listing Rule 7.2 (Exception 5). Accordingly, the New Units do not reduce the Trust's placement capacity under ASX Listing Rule 7.1 and no unitholder approval is required for the issue of New Units under the Unit Purchase Plan.

The Responsible Entity has prepared a target market determination (**TMD**) in relation to the Trust as required by law. The TMD is available on the Trust website at: <http://www.qualitas.com.au/listed-investments/QRI> and contains information concerning the likely objectives, financial situation and needs of retail clients for whom the Trust may be suitable.

Authorised for release by the Responsible Entity.

- Ends -

About Qualitas Real Estate Income Fund

QRI seeks to provide monthly income and capital preservation by investing in a portfolio commercial of real estate loans secured by first and second mortgages, predominantly located in Australia.

For further information on QRI, [visit our website](#) and [follow us on LinkedIn](#) for the latest news and insights.

About QRI Manager Pty Ltd

QRI Manager Pty Ltd is the manager of the Trust and is wholly owned by Qualitas Limited (**Qualitas**). Qualitas is an ASX-listed Australian alternative real estate investment manager with circa A\$8.1 billion¹ 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 now with a combined value of over A\$24 billion² 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 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

QRI website: 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

Website: www.linkmarketservices.com.au

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

¹ FUM as at 31 March 2024.

² As at 31 December 2023.

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**), has been authorised by the board of directors of the responsible entity 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.
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