

Qualitas Real Estate Income Fund (ASX: QRI)

ASX Announcement

14 April 2026

Increasing March Distribution From 7.00%¹ to 7.25%¹

QRI Manager Pty Ltd (**Manager**) is pleased to advise that the Responsible Entity, The Trust Company (RE Services) Limited of the Qualitas Real Estate Income Fund (**QRI**), has declared a distribution for March 2026.

The distribution is 0.9846 cents per unit, an increase from the estimated distribution of 0.9517 cents per unit released on 31 March 2026. This represents an annualised distribution return of 7.25%¹, up from the previously estimated 7.00%¹, based on net tangible assets per unit of \$1.60².

The increase reflects the completion of a significant investment loan secured against a portfolio of established assets requiring repositioning capital – a type of opportunity we continue to identify as we enter the fifth year of elevated interest rates.

Mark Power, Head of Income Credit, recently hosted a webinar where he provided an update on QRI's deployment opportunities and portfolio positioning. Access the replay below.

[VIDEO INSIGHTS: QRI Webinar Replay | Qualitas](#)

If you have any questions, or would like to speak with our team directly, please reach out at qri@qualitas.com.au.

You can access the March 2026 QRI performance report for information on fund performance and investment activities, available on our website at qualitas.com.au/QRI.

- Ends -

¹ Based on the distribution for the month of March 2026 which is converted into an annual return as if the March 2026 distribution was constant for 12 months.

² Actual net tangible assets per unit as at 31 March 2026.

Investor Queries

General

P: +61 3 9612 3939

E: qri@qualitas.com.au

QRI website: qualitas.com.au/QRI

Responsible Entity

The Trust Company (RE Services) Limited

ACN 003 278 831

Level 18, Angel Place, 123 Pitt Street,
Sydney NSW 2000

Unit Registry

MUFG Corporate Markets (AU) Limited

P: +61 1800 628 703

Fax: 02 9287 0303

E: qualitas@cm.mpms.mufg.com

Website: mpms.mufg.com/

Investor Portal: au.investorcentre.mpms.mufg.com/

About the 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 Australia³.

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 the Qualitas Group (**Qualitas**). Qualitas Limited (ASX:QAL) is an ASX-listed Australian alternative investment manager with approximately \$10.9 billion⁴ 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 18 years, Qualitas has been investing through market cycles to finance assets, now with a combined value of over \$34 billion⁵ 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.

³ There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only.

⁴ As at 31 December 2025.

⁵ As at 30 June 2025.

Notices and disclaimers

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) (**QRI**) 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 342242)).

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.

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.

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. The Trust Company (RE Services) Limited as responsible entity of the Trust is the issuer of units in the Trust.