



Performance Update – November 2021

QRI Highlights

Net Return¹ (% p.a.)

12 month (%) p.a.	5.89%
1 month (%) p.a.	4.89%

Distribution

12 month (%) p.a.	5.87%
Current month	\$0.006706 / unit
Current month % p.a.	5.10%

QRI Key Metrics as at 30 November 2021

Market Cap / Trust NAV	\$600m / \$600m
Invested Capital ⁴	\$463m (77%)
Unit Price	\$1.6000
Unit NAV	\$1.6006
Total Loans ⁵	32
Weighted loan maturity ⁵	1.2 years
Weighted LVR ⁶	65%
Loans in arrears ⁷	-
Fixed / Floating interest exposure	94% / 6%

Key Information⁸

Target Return	RBA Cash Rate ⁹ + 5.0% to 6.5% p.a. (net)
Investment Type	Listed Investment Trust
Distributions	Monthly
Unit Pricing	Weekly
Distribution Reinvestment Plan (DRP)	Yes - Active

QRI investment benefits & features

- ✓ Experienced Institutional local based Manager
- ✓ Regular monthly cash distributions²
- ✓ Return is an attractive premium³ to current low cash rate
- ✓ Capital preservation from loans secured by real property mortgages
- ✓ Exposure to the property market
- ✓ Simple credit strategy of investing in only Commercial Real Estate (CRE) loans

Investment Objective

To achieve the Target Return, and provide monthly cash income, capital preservation and portfolio diversification¹⁰.

Investment Strategy

Seek to achieve the Investment Objective by investing in a portfolio of investments that offers exposure to commercial real estate loans secured by first and second mortgages, predominantly located in Australia.

Market Update and Investment Activity

The Manager has a positive outlook on the CRE debt market as the Australian economy recovers from the recent setbacks due to COVID-19 and the RBA maintains the cash rate at 0.10%. The Manager is seeing improving business activity across all CRE sectors and anticipates this will be further supported by the borders reopening and the return of migration.

As the market for alternative lending and associated credit supply remains strong, the Manager is remaining disciplined with investment selection and ensuring that credit risk is appropriately priced for investments to be made by the Trust.

The Manager continues to originate and build the CRE debt pipeline for 2022 during the busiest period for CRE debt investment leading up to the holidays and this has achieved strong deployment outcomes for the Trust. As of the date of this report, the Manager has deployed and allocated 70% of the \$172m of new Trust capital raised from the Entitlement Offer into new loans. The Manager continues to seek to invest new capital raised progressively within the next three to six months from the Entitlement Offer settlement date.¹²

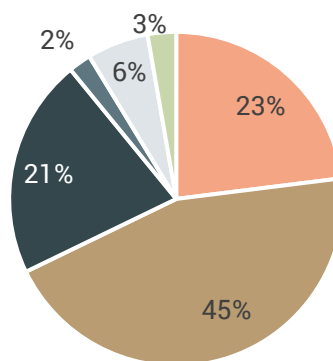
As of 30 November 2021, the invested capital of the Trust was 77% which also accounts for the new capital raised. Investment activity for the month encompassed settlement of two new loans totalling \$73.5m. Loan repayments were \$13.0m in total which included two full exits.

One of the new loans was a \$52m residual stock loan to 134 newly completed residential apartments in Canberra ACT at LVR 70%. As of the date of this report, 13 apartments have settled demonstrating the strong residential sector performance in this region. This loan represented the 6th transaction undertaken by Qualitas with this high calibre borrower with excellent track record of project delivery and lending.

The Manager met the Trust's **Target Return** of **5.10% to 6.60% p.a.**, delivering an attractive risk-adjusted return with a November net return of 4.89% p.a. and distribution return of 5.10% p.a. The 12 month performance of the Trust was strong at 5.89% p.a. net return and 5.87% p.a. distribution return.

The Trust's portfolio continues to perform in line with investment objectives with no interest arrears or impairments recorded on any loans.

Portfolio Composition¹⁰

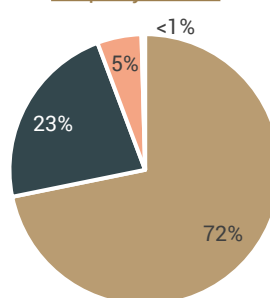


93% Senior loans
7% Mezzanine loans

* % of invested capital

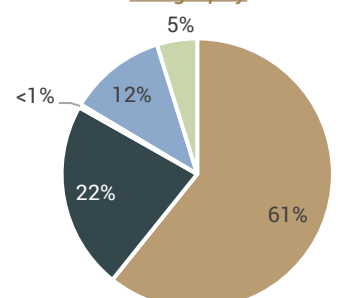
- Cash
- Senior Investment Loans
- Senior Land Loans
- Senior Construction Loans
- Mezz Construction Loans
- Trust Loan Receivable

Property Sector¹¹



- Residential
- Commercial
- Industrial
- Retail

Geography¹¹



- VIC
- NSW
- QLD
- ACT
- SA



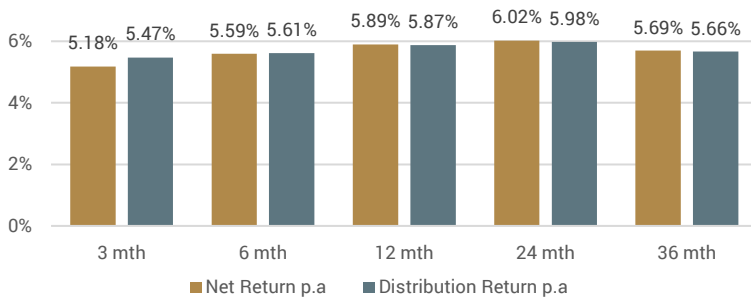
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Monthly Historical Performance

**Past performance is not a reliable indicator of future performance.*

Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Distributions (c/unit)													
FY19	-	-	-	-	-	0.1534	0.2416	0.2464	0.3784	0.6719	0.6463	0.8397 ¹	3.1777
FY20	0.8150	0.7370	0.9511 ¹	0.7906	0.7896	0.9099	0.8233	0.7989	0.7539	0.8405	0.8152	0.7882	9.8132
FY21	0.7914	0.8469	0.7956	0.8289	0.8076	0.8373	0.8692	0.8060	0.8163	0.7927	0.8176	0.8376	9.8471
FY22	0.6994	0.7894	0.7507	0.7814	0.6706								3.6915
Net Return (%)													
FY19	-	-	-	-	0.02%	0.08%	0.12%	0.15%	0.25%	0.41%	0.44%	0.49% ²	1.96%
FY20	0.53%	0.45%	0.66% ²	0.49% ²	0.49%	0.61%	0.51%	0.49%	0.45%	0.55%	0.49%	0.51%	6.23%
FY21	0.50%	0.59%	0.48%	0.51%	0.51%	0.60%	0.44%	0.46%	0.55%	0.51% ²	0.55%	0.46%	6.16%
FY22	0.44%	0.63%	0.44%	0.46%	0.40%								2.37%

Net return by period



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About the Manager

Established in 2008, Qualitas has a 13-year track record in the real estate sector and currently manages \$4.2 billion in committed capital. Qualitas has a disciplined approach to generating strong risk-adjusted returns for its investors.

Qualitas' investment strategies include senior and mezzanine debt, preferred and ordinary equity investments in real estate development, value-add, repositioning, special situations and other opportunistic transactions.

Key Service Providers

Manager QRI Manager Pty Ltd – an authorised representative of Qualitas Securities Pty Ltd

Responsible Entity The Trust Company (RE Services) Limited

Platforms

Macquarie, BT Panorama, BT Wrap, Asgard, Netwealth, AMP North, HUB24, Mason Stevens

Investor Queries

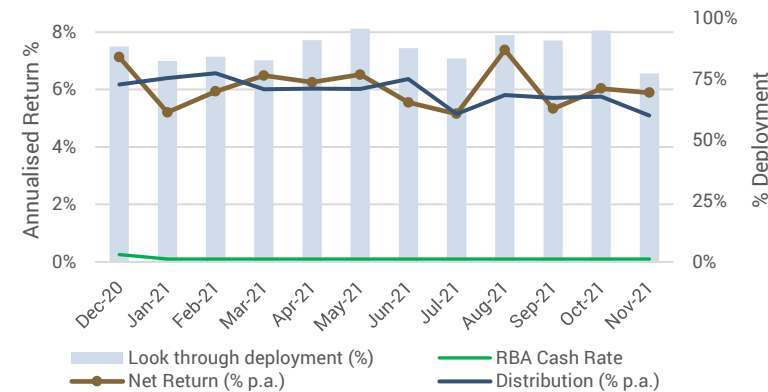
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Unit Registry

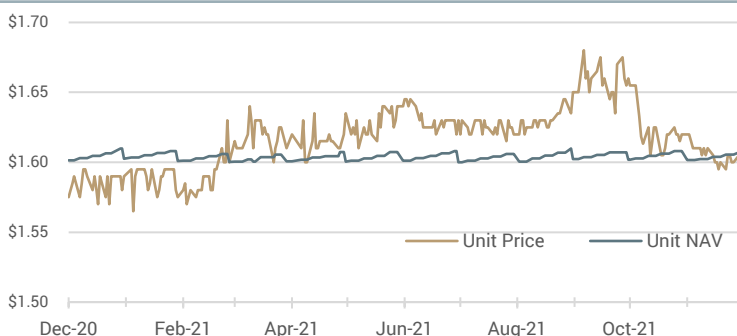
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Monthly net return vs. deployment



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Unit Price vs NAV





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Notes

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[1] Net returns are calculated based on the daily weighted average NAV across the respective time periods.

[2] The payment of monthly cash income is a goal of the Trust only and neither the Manager or the Responsible Entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income.

[3] The premium achieved is commensurate to the investment risk undertaken.

[4] Invested Capital represents the amount of the Trust's total capital that has been committed and invested as at month end in loans (on a look through basis to the Qualitas Funds) and the Trust Loan Receivable. All investments including direct loans are made by the Sub-Trust. The Sub-Trust is wholly owned by the Trust.

[5] Represents total loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.

[6] Represents total LVR of loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.

[7] Represents % of loan portfolio on look through-basis in arrears by 90 days or more.

[8] This is a target return only. There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only and neither the Manager or the Responsible Entity provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income. The Trust reserves the discretion to amend its distribution policy.

[9] RBA cash rate is subject to a floor of 0%.

[10] The portfolio statistics are determined on a look-through basis having regard to the loans in the underlying Qualitas Funds as indicated. The classifications of these diversification parameters are determined by the Manager. Figures stated are subject to rounding.

[11] Excludes Trust Loan Receivable & cash.

[12] New Units under the Entitlement Offer and Shortfall Offer were issued on 1 November 2021 and 4 November 2021 respectively.

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[1] Calculated based on units entitled to the distribution. The units entitled to the Sep-19 distribution excludes units issued under the Wholesale and Early Retail Entitlement Offers.

[2] Net Return calculated based on weighted average NAV.

Disclaimer

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