



Performance Update – February 2022

QRI Highlights

Net Return¹ (% p.a.)

| | |
|-------------------|-------|
| 12 month (%) p.a. | 5.48% |
| 1 month (%) p.a. | 5.43% |

Distribution

| | |
|----------------------|-------------------|
| 12 month (%) p.a. | 5.42% |
| Current month % p.a. | 4.90% |
| Current month | \$0.006012 / unit |

QRI Key Metrics as at 28 February 2022

| | |
|-------------------------------------|-----------------|
| Market Cap / Trust NAV | \$581m / \$600m |
| Invested Capital ⁴ | \$472m (79%) |
| Unit Price | \$1.5500 |
| Unit NAV | \$1.6000 |
| Total Loans ⁵ | 32 |
| Weighted loan maturity ⁵ | 1.0 years |
| Weighted LVR ⁶ | 66% |
| Loans in arrears ⁷ | - |
| Fixed / Floating interest exposure | 78% / 22% |

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

CRE debt market conditions and the Manager's interests rate views remain unchanged from last month, despite equity market volatility due to global events. All new loans are being written as floating rate to take advantage of expected rising interest rates in the near to medium term, and this is reflected in the increased proportion of floating rate loans. Rising interest rates is considered to have a positive impact on the Trust as any increase translates to increased returns and distributions paid to unitholders.

In relation to recent builder insolvencies in the Australian construction industry, the Manager reiterates that the Trust is well diversified and has a conservative exposure to construction loans at only 11% currently. The construction loans are provided to borrower / developers who enter into contracts with builders, and therefore the Trust does not have any loans made directly to builders. Should there be a builder performance issue on a construction loan within the current portfolio the Manager is of the view that this does not represent a material risk to the overall portfolio.

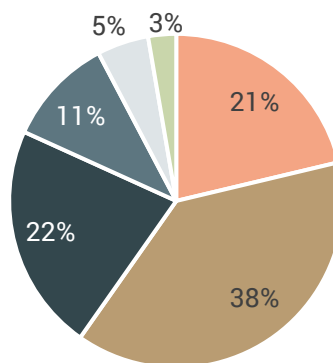
As of 28 February 2022, the Trust's capital is 79% invested. The Manager has now deployed the Entitlement Offer proceeds ahead of the forecast set out in PDS and has further fully allocated the current cash balance sourced from loan repayments to new investments anticipated to close by the end of April 2022.

The February annualised monthly distribution of 4.90% p.a. is reflective of new loan settlements being delayed and the uninvested cash position of the Trust totaling approximately \$106.9m, this cash being attributed to the new capital raised and loan repayments. The invested capital of the Trust (thereby excluding the effects of the uninvested cash position of the Trust) generated a February month net return of 5.88% p.a.

Subject to no unexpected repayments and no further settlement delays, the Manager expects that once the Trust is fully deployed¹², the monthly distribution return should return to within target range for the remainder of this financial year.

Investment activity for the month encompassed settlement of three new senior loans and a facility increase of an existing loan, totaling \$47.2m. Documentation of one new senior loan ahead of schedule resulted in additional loan arrangement fees. Loan repayments were \$16.7m in total, mainly partial repayments from a number of residual stock loans and two full loan exits. The Trust's portfolio continues to perform in line with investment objectives with no interest arrears or impairments recorded on any loans.

Portfolio Composition¹⁰

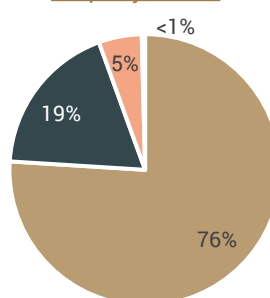


93% Senior loans
7% Mezzanine loans

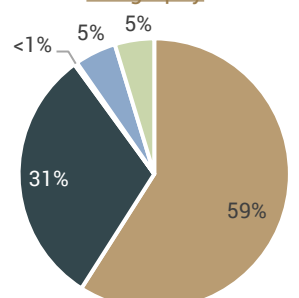
* % of invested capital

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

Property Sector¹¹



Geography¹¹



- Residential
- Commercial
- VIC
- Industrial
- Retail
- NSW
- QLD
- ACT
- SA



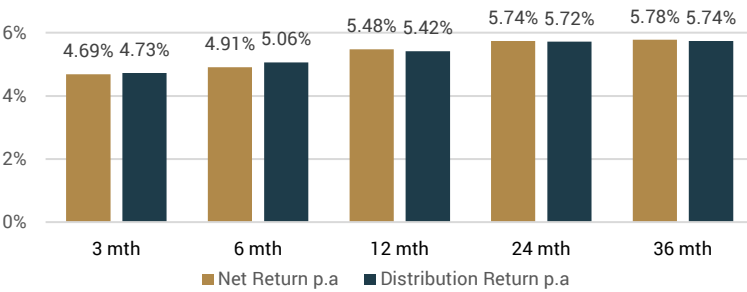
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Monthly Historical Performance

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

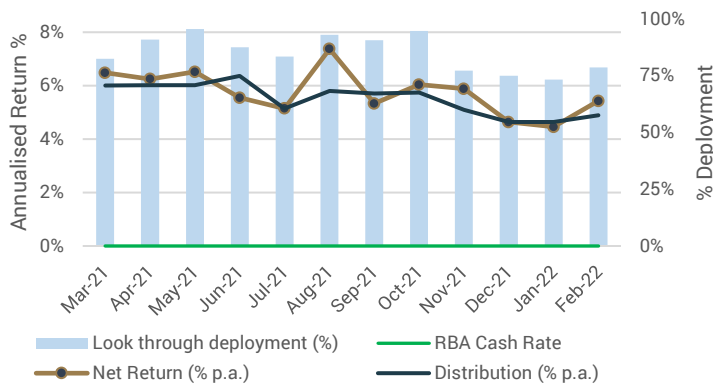
| Year | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Distributions (¢/unit) | | | | | | | | | | | | | |
| FY19 | - | - | - | - | - | 0.1534 | 0.2416 | 0.2464 | 0.3784 | 0.6719 | 0.6463 | 0.8397 | 3.1777 |
| FY20 | 0.8150 | 0.7370 | 0.9511 | 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 | 0.6315 | 0.6318 | 0.6012 | | | | | 5.5560 |
| Net Return (%) | | | | | | | | | | | | | |
| FY19 | - | - | - | - | 0.02% | 0.08% | 0.12% | 0.15% | 0.25% | 0.41% | 0.44% | 0.49% | 1.96% |
| FY20 | 0.53% | 0.45% | 0.66% | 0.49% | 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% | 0.55% | 0.46% | 6.16% |
| FY22 | 0.44% | 0.63% | 0.44% | 0.46% | 0.40% | 0.39% | 0.38% | 0.42% | | | | | 3.56% |

Net return by period



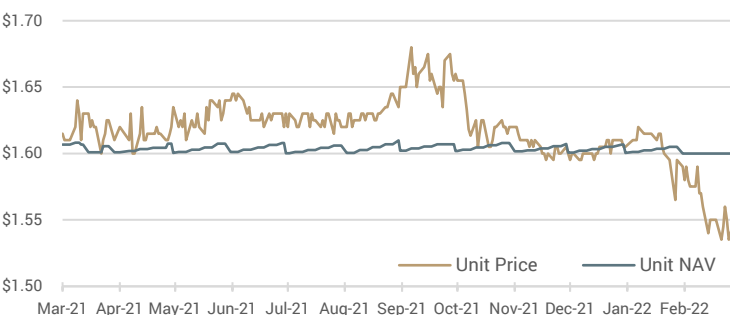
**Past performance is not a reliable indicator of future performance.*

Monthly net return vs. deployment



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

Unit Price vs NAV



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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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] The Trust's capital is fully deployed when accounting for a ~3% cash buffer which is currently held for liquidity purposes.

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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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The 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 Fund 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.