

Qualitas Real Estate Income Fund

ASX:QRI | Performance Update – May 2023



MONTHLY PORTFOLIO UPDATE

As at 31 May, the Trust's capital is fully invested¹ with \$11m drawn in the warehouse facility which is delivering an incremental 1.00% p.a. return on the drawn balance for QRI unitholders.

The Manager confirms that as at 31 May 2023, the portfolio has no interest arrear² or impairments.

HIGHLIGHTS

Net return³ (% p.a.) on NAV

12 month	7.42%
1 month	8.88%

Distribution (% p.a.) on NAV

12 month	7.35%
Current month	8.40%
Current month distribution (\$)	\$0.011414/ unit

Distribution on month end unit price (% p.a.)

Current month	9.11%
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KEY INFORMATION

Target return	RBA cash rate ^{4,5} + 5.0% to 6.5% p.a. (net)
S&P Global Industry Classification Standard Code and Classification	40204010 Mortgage Real Estate Investment Trust
Distributions	Monthly ⁶
Unit pricing	Weekly
Distribution reinvestment plan (DRP)	Yes - active

INVESTMENT FEATURES

- Property investment without ownership risk.
- Regular income⁶ and the potential for capital preservation.
- Expert real estate investment manager.

INVESTMENT OBJECTIVE

To achieve the target return, and provide monthly cash income, capital preservation and portfolio diversification⁷.

*Please refer to PDS section 8 on risks related to QRI.

KEY METRICS AS AT 31 MAY 2023

\$554m / \$601m

Market cap / Trust NAV

\$1.4750 / \$1.6003

Unit price / Unit NAV

37

Total loans⁸

0.90 years

Weighted loan maturity⁸

66% / 34%

Weighted LVR⁹ / % underlying real estate securities value need to fall on a weighted average basis across the portfolio for unit price to fall below NAV¹⁰

35%

of portfolio underlying real estate securities valued within the last 12 months

\$559m (93%)

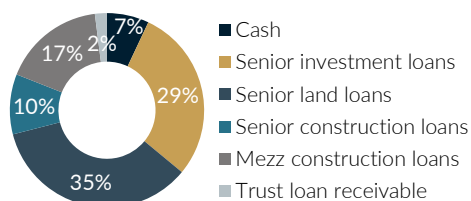
Invested capital¹¹

11% / 89%

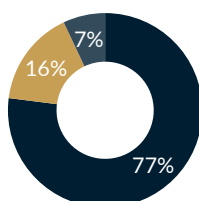
Fixed / Floating interest exposure

PORTFOLIO UNDERLYING EXPOSURE¹²

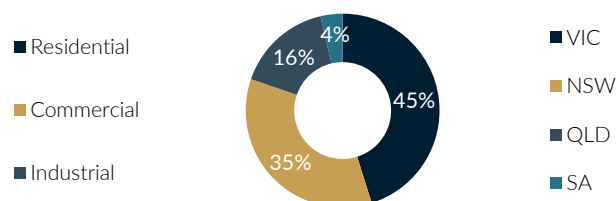
Portfolio composition⁷



Property sector⁷



Geography⁷



82% Senior loans¹³

18% Mezzanine loans¹³

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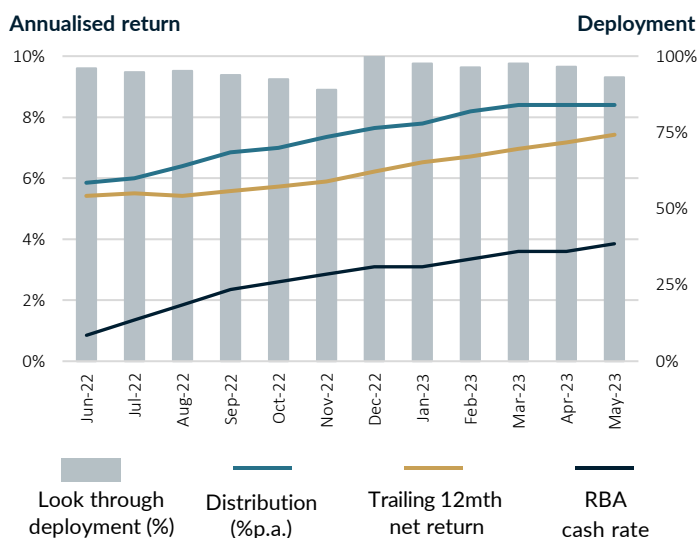
YEAR	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
Distributions (¢/unit)													
FY19	-	-	-	-	-	0.1534	0.2416	0.2464	0.3784	0.6719	0.6463	0.8397	3.1777
FY20	0.8150	0.7370	0.9511	0.7906	0.7896	0.9099	0.8233	0.7989	0.7539	0.8405	0.8152	0.7882	9.8132
FY21	0.7914	0.8469	0.7956	0.8289	0.8076	0.8373	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	0.6932	0.7556	0.8159	0.7689	8.5896
FY23	0.8151	0.8701	0.9004	0.9510	0.9666	1.0396	1.0597	1.0060	1.1416	1.1047	1.1414		10.9962
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%	0.38%	0.36%	0.42%	0.45%	0.45%	0.50%	0.49%	5.42%
FY23	0.53%	0.54%	0.60%	0.60%	0.57%	0.72%	0.67%	0.60%	0.70%	0.66%	0.75%		6.94%

NET RETURN BY PERIOD

%	1mth	3mth	6mth	1yr	3yr ¹⁴	Incep ^{14,15}
Net return	0.75	2.11	4.10	7.42	6.39	6.14
Target return at 5.0%	5.32	5.91	6.70	7.66	5.98	5.99
Target return at 6.5%	6.82	7.41	8.20	9.16	7.48	7.49
RBA cash rate	0.32	0.91	1.70	2.66	0.98	0.99
Distribution	0.71	2.12	4.06	7.35	6.35	6.10
Spread to RBA	0.39	1.21	2.36	4.69	5.37	5.11

*Past performance is not a reliable indicator of future performance.
Target return: RBA cash rate + 5.0% to 6.5% p.a. (net)

MONTHLY NET RETURN VS. DEPLOYMENT¹⁶

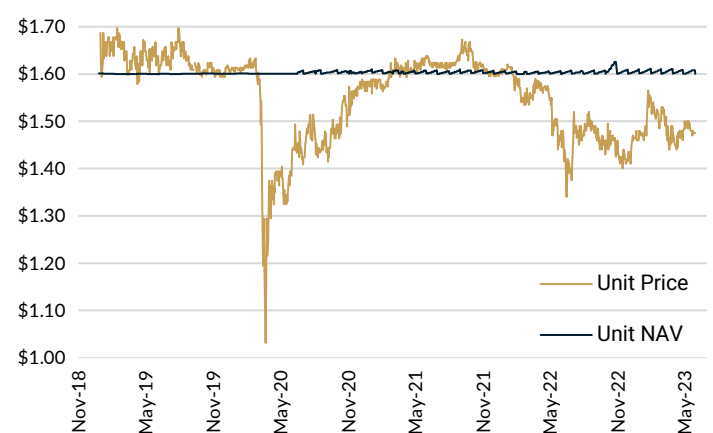


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ABOUT THE MANAGER

Established in 2008 and listed on the ASX in 2021, Qualitas has a 15-year track record in the real estate sector and currently manages \$6.0 billion¹⁷ 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.

UNIT PRICE VS NAV



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PLATFORMS

AMP North
Asgard IDPS
Asgard Super & Pension
BT Panorama
BT Wrap

CFS FirstWrap
Edge CFS
HUB24
IOOF xpanD
Macquarie

Netwealth
Mason Stevens
MLC Wrap
Praemium

KEY SERVICE PROVIDERS

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

Responsible entity
The Trust Company (RE Services Limited)

ENQUIRES

GENERAL

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UNIT REGISTRY

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NOTES

1. Excluding cash buffer allocated for ongoing expenses.
2. Net returns are calculated based on the daily weighted average NAV across the respective time periods.
3. Represents % of loan portfolio on look through basis in arrears by 90 days or more. All references in this update to 'arrears' are to be read accordingly.
4. RBA cash rate is subject to a floor of 0%.
5. QRI is a different asset class to cash which is displayed by the RBA cash rate and BBSY. Accordingly, QRI is of a higher risk than an investment in cash.
6. 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.
7. 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.
8. Represents total loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.
9. Represents total LVR of loans in the portfolio on a look through basis, via investments in direct loans and Qualitas wholesale funds.
10. Valuation dates of the underlying real estate securities vary across the portfolio based on the tenure of the loans.
11. 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.
12. Term is as at financial close of facility. All stats are on a look through basis, representing QRI's share of the loans except for average loan amount which is based on total Qualitas exposure to each investment.
13. Excludes Trust loan receivable and cash.
14. 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.
15. Net return calculated based on weighted average NAV.
16. QRI is a different asset class to cash which is displayed by the RBA cash rate and BBSY. Accordingly, QRI is of a higher risk than an investment in cash.
17. Based on FUM as at 31 March 2023 and adjusted for the active component of the \$1bn credit mandate announced on 8th May 2023.

DISCLAIMER

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" or "Fund") 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).

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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.