

An aerial, high-angle photograph of a modern, curved glass skyscraper at night. The building's facade is illuminated from within, creating a warm glow. The top of the building features a rooftop garden with a winding white path, greenery, and a circular area. The surrounding city streets and other buildings are visible in the background, also illuminated at night.

QUALITAS

Qualitas Real Estate Income Fund (ASX:QRI)

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Qualitas Real Estate Income Fund (ASX:QRI) overview

QUALITAS

QRI aims to deliver income to investors by investing in a portfolio of Australian and New Zealand predominately senior secured real estate loans

KEY OBJECTIVES

Monthly distribution¹

Monthly risk adjusted returns while providing daily ASX liquidity for a traditionally illiquid asset class

Capital preservation²

Net asset value per unit maintained at \$1.60 or above since inception, defensive exposure to the resilient residential sector through private credit

Portfolio diversification

Short term commercial real estate loan portfolio diversified by investment type, loan type, geography, property sector and borrower

Two primary risks are a loss of loan principal and a loss of loan income. The loss of loan principal is the risk that a borrower cannot repay the loan and the security property value declines and is insufficient to meet the full repayment of the loan. The loss of loan income is the risk that cash flow from property or other borrower sources will be insufficient to pay loan interest and fees that are due to the lender.³

7.40%

Current month distribution
(% p.a.) on NAV⁴

\$0.009732/unit

Current month distribution⁴

\$981m/\$1010m

Market cap/ Trust NAV⁴

\$1.585/\$1.6090

Unit price/Unit NAV⁴

1. 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. 2. There is no guarantee to the Trust will meet its Investment Objective. Capital preservation is a goal of the Trust only. 3. QRI PDS is available on QRI website <https://www.qualitas.com.au/listed-investments/qri-overview>. 4. As at 30 April 2026. Past performance is not a reliable indicator of future performance.