

ASX Announcement**Qualitas Real Estate Income Fund (ASX: QRI)****29 August 2022****Appendix 4E and Annual Report**

Qualitas Real Estate Income Fund (ASX: QRI) provides the attached Appendix 4E and Annual Report for the 30 June 2022 full year end.

This announcement is authorised for release by the by the Board of 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).

About 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 Australia.¹

For further information on QRI, please refer to our on-demand CPD presentation which provides insights into the benefits of CRE debt investments in the current market.

<https://www.qualitas.com.au/listed-investments/cpd-on-demand/>

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 is an ASX-listed Australian alternative real estate investment manager, with committed funds under management of circa \$5 billion across debt and equity fund mandates, specialising in real estate private credit and real estate private equity sectors.

Founded in 2008, the firm has since inception invested in or financed assets valued at over A\$15 billion. The firm invests in real estate private credit, opportunistic real estate private equity, income-producing commercial real estate and build-to-rent residential. Qualitas manages discretionary funds on behalf of institutional and wholesale clients in Australia, Asia, and Europe.

Qualitas’ objective is to provide shareholders with attractive risk-adjusted returns through a

¹ There is no guarantee the Trust will meet its Investment Objective. The payment of monthly cash income is a goal of the Trust only.

combination of regular and growing dividend income and capital growth. Qualitas has approximately 70 investment and fiduciary professionals, with a strong focus on risk mitigation and management through its robust risk management and governance frameworks, and its operating structure and procedures.

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 50 years.

General

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Email: qri@qualitas.com.au

Trust website: www.qualitas.com.au/listed-investments/QRI

Responsible Entity

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Unit Registry

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Notices and Disclaimers

1. 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”) 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 34224)).
2. 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.
3. 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.
4. 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. A person should consider the PDS in deciding whether to acquire, or to continue to hold, units in the Trust.



QUALITAS

ASX:QRI

Qualitas Real Estate Income Fund

ARSN 627 917 971

Appendix 4E

For the year ended 30 June 2022

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Preliminary final Report

This preliminary final report is for the year ended 30 June 2022. The previous corresponding year-end was 30 June 2021.

The Directors of The Trust Company (RE Services) Limited, the Responsible Entity of Qualitas Real Estate Income Fund (the "Trust") announce the audited results of the Trust for the year ended 30 June 2022 as follows:

RESULTS FOR ANNOUNCEMENT TO THE MARKET

	Year ended 30 June 2022 \$'000	Year ended 30 June 2021 \$'000	Increase/(decrease) over corresponding year: \$'000	Increase/(decrease) over corresponding year: %
Net assets attributable to unitholders	600,434	415,019	185,415	44.68
Total investment income	38,888	29,805	9,083	30.47
Operating profit for the year	28,999	22,930	6,069	26.47

BRIEF EXPLANATION OF RESULTS

The operating profit for the year of \$28,999,366 represented an increase from the \$22,929,863 operating profit in the prior year. The increase in investment income and operating profit were a function of the improvement in the net positive portfolio performance of the Qualitas Real Estate Income Trust compared to the year ended 30 June 2021.

As of 30 June 2022, the net assets of the Trust were \$600,434,418, a 44.68% increase from the balance as at 30 June 2021.

DISTRIBUTION INFORMATION

The distributions for the year were as follows:

	Cents per unit	Total amount \$'000
June 2022	8.5896	28,964
June 2021	9.8471	23,033

*Distribution is expressed as cents per unit amount in the Australian Dollar.

DISTRIBUTION REINVESTMENT PLAN (DRP)

The Responsible Entity has established a Distribution Reinvestment Plan ("DRP") in relation to distributions. The Responsible Entity expects to make distributions monthly. For such distributions, it is expected the record date will be the last ASX trading day of each month and the last day for electing into the DRP will be 5.00pm (Sydney time) on the relevant DRP Election Date.

Units under the DRP are currently issued at the net asset value of a unit as determined in accordance with the Trust's constitution on the record date.

Final Report (continued)

NET TANGIBLE ASSETS

	As at 30 June 2022	As at 30 June 2021
Net tangible assets per security	\$1.6002	\$1.6001

CONTROL GAINED OR LOST OVER ENTITIES DURING THE YEAR

There was no gain or loss of control of entities during the current year.

DETAILS OF ASSOCIATES AND JOINT VENTURE ENTITIES

The Trust did not have any interest in associates and joint venture entities during the current year.

OTHER INFORMATION

The Trust is not a foreign entity.

ADDITIONAL INFORMATION

Additional information supporting the Appendix 4E disclosure requirements can be found in the Directors' Report and the consolidated financial statements for the year ended 30 June 2022.

INDEPENDENT AUDIT REPORT

This report is based on the financial statements for the year ended 30 June 2022 which has been audited by KPMG.

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ASX:QRI

Qualitas Real Estate Income Fund

ARSN 627 917 971

Annual Report

For the year ended 30 June 2022

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These financial statements cover Qualitas Real Estate Income Fund as an individual entity.

The Responsible Entity of Qualitas Real Estate Income Fund is The Trust Company (RE Services) Limited (ABN 45 003 278 831) (AFSL 235 150). The Responsible Entity's registered office is Level 18 Angel Place, 123 Pitt Street, Sydney, NSW 2000.

Directors' report

The Trust Company (RE Services) Limited (ABN 45 003 278 831) (AFSL 235150) is the responsible entity (the "Responsible Entity") of the Qualitas Real Estate Income Fund (the "Trust"). The directors of the Responsible Entity (the "Directors") present their report together with the financial statements of the Trust for the year ended 30 June 2022.

PRINCIPAL ACTIVITIES

The Trust is a registered managed investment scheme domiciled in Australia.

The Trust's investment strategy is for QRI Manager Pty Ltd (the "Manager") to invest the Trust's capital in a portfolio of investments that provide unitholders with exposure to real estate loans secured by first and second mortgages, predominantly located in Australia and from time to time in New Zealand. Amounts raised by the Trust are invested in the Qualitas Wholesale Real Estate Income Fund. As at 30 June 2022, the Qualitas Wholesale Real Estate Income Fund invests directly in unlisted wholesale funds, which currently comprise of Qualitas Senior Debt Fund and the Qualitas Mezzanine Debt Fund.

The Trust was constituted on 2 August 2018, commenced operations on 22 November 2018 and its units commenced trading on the Australian Securities Exchange (ASX: QRI) on 27 November 2018.

The Trust did not have any employees during the year.

There were no significant changes in the nature of the Trust's activities during the year.

DIRECTORS

The Directors of The Trust Company (RE Services) Limited during the year and up to the date of this report are shown below. The Directors were in office for this entire year except where stated otherwise:

Name	Position	Date of appointment/resignation
Glenn Foster	Director	
Simone Mosse	Director	
Vicki Riggio	Director	
Phillip Blackmore	Alternate Director	Alternate Director for Vicki Riggio
Richard McCarthy	Director	Resigned as Director on 1 February 2022

UNITS ON ISSUE

Units on issue in the Trust at year end are set out below:

	As at 30 June 2022 No.	As at 30 June 2021 No.
Units on issue	375,232,351	259,370,205

The increase in units issued during the year is a result of a non-renounceable entitlement offer, a shortfall offer to retail and wholesale investors, and additional capital raised.

Directors' report (continued)

REVIEW AND RESULTS OF OPERATIONS

During the year, the Trust invested in accordance with the investment objective and guidelines as set out in the governing documents of the Trust and in accordance with the provision of the Trust's Constitution.

RESULTS

The performance of the Trust, as represented by the results of its operations, was as follows:

	For the year ended 30 June 2022	For the year ended 30 June 2021
Operating profit/(loss) (\$'000)	28,999	22,930
Distribution paid and payable (\$'000)	28,964	23,033
Distribution (cents per unit)	8.5896	9.8471

FINANCIAL POSITION

As at 30 June 2022, the Trust's total assets amounted to \$604,687,057 (30 June 2021: \$418,056,064).

Net Tangible Assets ("NTA") per unit as disclosed to the ASX were as follows:

	As at 30 June 2022 \$	As at 30 June 2021 \$
At reporting year *	\$1.6003	\$1.6001
High during year	\$1.6022	\$1.6025
Low during year	\$1.5997	\$1.6001

* The above NTA per unit was the cum-price which includes 0.7689 cents per unit distribution (2021: 0.8376 cents per unit).

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

The Directors continue to assess the potential financial and other impacts of the coronavirus ("COVID-19") outbreak to the Trust. The current high-level of uncertainty regarding the severity and length of COVID-19 on investment markets has impacted investment outcomes and increased volatility in investment performance during the year.

At the date of signing, the future impacts of COVID-19 on global and domestic economies and investment market indices, and their resulting impact on the Trust are uncertain. The Directors and management will continue to monitor this situation.

Further to this, the current geopolitical events have also had a global market impact and uncertainty exists as to their implications. Such disruptions can adversely affect the assets, performance and liquidity of investment funds.

Recognising the rising Russia/Ukraine conflict as well as Australia's broadening of its existing autonomous sanctions, the Directors and management continue to remain abreast of developments in this area and monitor the potential impacts across the Trust.

On 1 February 2022, Richard McCarthy resigned as a Director.

In the opinion of the Directors, there were no other significant changes in the state of affairs of the Trust that occurred during the year.

Directors' report (continued)

MATTERS SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

Subsequent to year end, on 3 August 2022, the Directors declared a distribution of 0.8151 cents per ordinary unit which amounted to \$3,059,050 and was paid on 15 August 2022.

Other than the matters noted above, no matter or circumstance has arisen since 30 June 2022 that has significantly affected, or may significantly affect:

- (i) the operations of the Trust in future financial years; or
- (ii) the results of those operations in future financial years; or
- (iii) the state of affairs of the Trust in future financial years.

LIKELY DEVELOPMENTS AND EXPECTED RESULTS OF OPERATIONS

The Trust will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Trust and in accordance with the provisions of the Trust's Constitution.

The results of the Trust's operations will be affected by a number of factors, including the performance of investment markets in which the Trust invests. Investment performance is not guaranteed, and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

INDEMNIFICATION AND INSURANCE OF OFFICERS AND AUDITORS

No insurance premiums are paid for out of the assets of the Trust in regard to the insurance cover provided to either the officers of the Responsible Entity or the auditors of the Trust. So long as the officers of the Responsible Entity act in accordance with the Trust's Constitution and the Corporations Act 2001, the officers remain indemnified out of the assets of the Trust against losses incurred while acting on behalf of the Trust.

The auditors of the Trust are in no way indemnified out of the assets of the Trust.

FEES PAID TO AND INTERESTS HELD IN THE TRUST BY THE RESPONSIBLE ENTITY OR ITS ASSOCIATES

Fees paid to the Responsible Entity and its associates out of Trust's property during the year are disclosed in Note 11 of the financial statements.

No fees were paid out of the Trust's property to the Directors of the Responsible Entity during the year.

The number of units in the Trust held by the Responsible Entity or its associates as at the end of the financial year are disclosed in Note 11 of the financial statements.

UNITS IN THE TRUST

The movement in units on issue in the Trust during the year is disclosed in Note 7 of the financial statements.

The value of the Trust's assets and liabilities is disclosed in the Statement of financial position and derived using the basis set out in Note 2 of the financial statements.

Directors' report (continued)

ENVIRONMENTAL REGULATION

The operations of the Trust are not subject to any particular or significant environmental regulations under Commonwealth, State or Territory law.

ROUNDING OF AMOUNTS TO THE NEAREST THOUSAND DOLLARS

The Trust is an entity of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC) relating to the "rounding off" of amounts in the Directors' report. Amounts in the Directors' report have been rounded to the nearest thousand dollars in accordance with that ASIC Corporations Instrument, unless otherwise indicated.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the Auditor's Independence Declaration as required under section 307C of the Corporations Act 2001 is set out on page 12.

This report is made in accordance with a resolution of the Directors of The Trust Company (RE Services) Limited.



Director

The Trust Company (RE Services) Limited

Sydney
29 August 2022

Investment Managers' report

MARKET CONDITIONS

During the first half of the financial year reporting period, the broader Australian commercial real estate ("CRE") debt market was supported by the unprecedented low RBA cash rate of 0.10%.

Pleasingly, the Manager continued to experience significant deal flow for the Trust which underpinned its strong CRE debt pipeline and enabled selective loan investments. Demand for CRE debt was robust as borrowers continued to seek alternative forms of finance largely due to their needs not being met by the banks both from a lending appetite and service perspective. Borrowers were more comfortable to seek alternative lenders than ever before.

The second half of the reporting period was characterized by a more volatile macroeconomic backdrop of continued

COVID-19, the invasion of Ukraine, and global market volatility. However, despite this Australia has demonstrated a level of economic resilience. The Manager observed no major distress in the CRE debt market and continued to experience strong borrower demand as banks continue to retreat from the sector during these market conditions. The Manager however remained disciplined with investment selection and has not compromised on transactions which present material credit risks, ensuring strong sponsor and property quality.

TRUST PERFORMANCE AND PORTFOLIO

During the financial year ended 30 June 2022, the Trust delivered monthly cash distributions in line with its Target Return of the RBA Cash Rate + 5.0% to 6.5% (net of fees and expenses), increased portfolio diversification and preserved capital with no loan impairments recorded or interest arrears.

The Manager is pleased to achieve attractive risk-adjusted returns for a well-diversified loan portfolio that is predominantly senior first mortgage. The Trust achieved a net return of 5.36% p.a. and paid cash distributions of 5.34% p.a. for the financial year ended 30 June 2022.

The Trust successfully completed an approximately \$172m non-renounceable entitlement offer and shortfall offer to retail and wholesale investors (both new and existing) on 26 October 2021. The additional capital allowed the Manager to further grow and diversify the Trust's portfolio, in line with its investment strategy.

The Trust's loan portfolio as at 30 June 2022 is well diversified by borrower, loan type, property sector and geography with 40 loans

on a look through basis to the Qualitas wholesale funds of which 81% are senior loans and 19% are mezzanine loans.

With the RBA's decision to increase the cash rate during the financial year by 75bps to 0.85% as at 30 June 2022, the Manager decided in the second half of FY22 to cease writing fixed rate loans and all new loans are based on a fully variable BBSY. The split of the Trust's variable to fixed rate loans at year end is 54%/ 46% respectively with the variable proportion anticipated to increase as existing fixed rate loans mature. This has increased significantly since July 2021 when 4% of the portfolio was variable rate loans.

The Manager started to see improved risk adjusted opportunities in mezzanine loans in the latter half of the financial year as less sophisticated financiers and financiers with rigid and less bespoke risk rating models withdraw from the market. The Manager also observed a continued widening of risk margins generally for CRE debt in the period to 30 June 2022 and as at the date of this report. This increase in risk margin and increase in cash rates are anticipated to flow through

to an increase in the Trust's net return as existing fixed rate loans expire and new loans are written.

Recognizing the elevated risks in the current macroeconomic environment, the Manager conducts asset reviews on a regular basis and the Manager is pleased to confirm that there are no loan impairments recorded and no interest arrears at any time during the financial year. The Trust's Net Asset Value ("NAV") has also remained consistently at or above \$1.60 per unit.

The QRI unit price was trading at NAV or at a premium to NTA for the period from July 2021 to January 2022 and has traded below NAV since that time. This coincided with the rise in the RBA cash rate, the Ukraine invasion and global market volatility and has caused a dislocation between the unit price and actual loan asset values.

The Manager is focused on increasing the QRI unit price back to NAV through greater secondary demand via direct marketing to investors, continue with CRE debt education and increased investor reporting.

Corporate governance statement

BACKGROUND

The Trust Company (RE Services) Limited ("Responsible Entity") is the responsible entity for the Qualitas Real Estate Income Fund ("Trust"), a registered managed investment scheme that is listed on the Australian Securities Exchange ("ASX").

The Responsible Entity is a wholly-owned subsidiary of Perpetual Limited (ASX: PPT) ("Perpetual").

The Responsible Entity is reliant on Perpetual for access to adequate resources including directors, management, staff, functional support (such as company secretarial, responsible managers, legal, compliance and risk, finance) and financial resources. As at the date of this Corporate Governance Statement, Perpetual has at all times made such resources available to the Responsible Entity.

In operating the Trust the Responsible Entity's overarching principle is to always act in good faith and in the best interests of the Trust's unitholders, in accordance with our fiduciary duty. The Responsible Entity's duties and obligations in relation to the Trust principally arise from: the Constitution of the Trust; the Compliance Plan for the Trust; the Corporations Act 2001 ("Act"); the ASX Listing Rules; the Responsible Entity's Australian Financial Services License; relevant regulatory guidance; relevant contractual arrangements; and other applicable laws and regulations.

CORPORATE GOVERNANCE

At Perpetual, good corporate governance includes a genuine commitment to the ASX Corporate Governance Council Principles and Recommendations 4th Edition ("Principles").

The Directors of the Responsible Entity are committed to implementing high standards of corporate governance in operating the Trust and, to the extent applicable to registered schemes, are guided by the values and principles set out in Perpetual's Corporate Responsibility Statement and the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations ("Principles"). The Responsible Entity is pleased to advise that, to the extent the Principles are applicable to registered schemes; its practices are largely consistent with the Principles.

As a leading independent responsible entity, the Responsible Entity operates a number of registered managed investment schemes ("Schemes"). The Schemes include the Trust as well as other schemes that are listed on the ASX. The Responsible Entity's approach in relation to corporate governance in operating the Trust is consistent with its approach in relation to the Schemes generally.

The Responsible Entity addresses each of the Principles that are applicable to externally managed listed entities in relation to the Schemes, including the Trust, as at the date of this Corporate Governance Statement.

PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT

The role of the Responsible Entity's Board ("RE Board") is generally to set objectives and goals for the operation of the Responsible Entity and the Schemes, to oversee the Responsible Entity's management, to regularly review performance and to monitor the Responsible Entity's affairs acting in the best interests of the unitholders of the Trust. The RE Board is accountable to the unitholders of the Trust, and is responsible for approving the Responsible Entity's overall objectives and overseeing their implementation in discharging their duties and obligations and operating the Trust.

The role of the Responsible Entity's management is to manage the business of the Responsible Entity in operating the Schemes. The RE Board delegates to management all matters not reserved to the RE Board, including the day-to-day management of the Responsible Entity and the operation of the Schemes. Directors, management and staff are guided by Perpetual's Code of Conduct which is designed to assist them in making ethical business decisions.

Directors, management and staff are guided by Perpetual's Code of Conduct and Perpetual Risk Appetite Statement which is designed to assist them in making ethical business decisions.

The role of the Responsible Entity's management is to manage the business of the Responsible Entity in operating the Trust. The Responsible Entity Board delegates to management all matters not reserved to the Responsible Entity's Board, including the day-to-day management of the Responsible Entity and the operation of the Trust.

The Responsible Entity appoints agents (Service Providers) to manage the key operations of the Trust which include investment management, administration, custody and other specialist services and functions as required depending on the nature of the Trust. The RE obtains relevant services from third party service providers under outsourcing agreements.

Corporate governance statement (continued)

PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT (CONTINUED)

Effective processes for monitoring Service Providers are integral to the Responsible Entity's operations, given that substantial operational activities are outsourced to third parties. The Management of the Responsible Entity ensure a systematic and rigorous approach is applied with respect to monitoring the performance of outsourced Service Providers to the Trust.

The Responsible Entity views all interactions with Service Providers as a monitoring opportunity, from the informal discussions that regularly occur with Service Providers, to more formalised monitoring reviews. The outcomes of all interactions with Service Providers inform the Responsible Entity's view as to the extent to which the Service Provider is complying with their operational obligations to the Responsible Entity.

Prior to appointment, all Service Providers are subject to operational due diligence, to verify that the Service Provider can deliver the outsourced services in an efficient, effective and compliant manner. All Service Providers are assigned an initial operational risk rating.

The Responsible Entity's approach to Service Provider monitoring is outlined in the diagram below. In addition to the continuous monitoring that occurs through day-to-day interactions with Service Providers in the regular course of business, all Service Providers are required to periodically report to the Responsible Entity as to the extent to which they have met their obligations. Periodically, the Service Provider's risk rating is reviewed by the stakeholders within the business, based on the outcomes of all interactions that have occurred with the Service Provider during the review period.

The Responsible Entity maintains policy, procedure and program documents that determine the nature and frequency of formal service provider monitoring reviews. Service providers are typically subject to reviews every 18 months.

The Service Provider risk rating dictates any additional monitoring measures required to be put in place – for example a Service Provider assessed as 'low to medium risk' will be subject to the standard monitoring measures the Responsible Entity utilises under the Service Provider Monitoring Framework. Service Providers risk rated 'high to very high' may be subject to additional oversight measures to deal with the factors that caused the Service Providers risk rating to be high or very high. In addition, management and stakeholders utilise the risk assessment rating in determining if any action is required when considering information and the outcomes of all interactions that have occurred with the Service Provider during the review period.

1. Includes information regarding investment performance, actual versus strategic asset allocation, liquidity where applicable and complaints, incidents and issues arising with respect to the operation of the Trust.

2. Information from secondary sources, including the media and analysts and rating house reports.



PRINCIPLE 2 – STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE

At present the RE Board consists of three Executive Directors, one Non-Executive Director and one Alternate Director. The names of the current Directors and year of appointment is provided below:

Name	Year of Appointment
Glenn Foster	2021 as a Non-executive Director
Simone Mosse	2019
Vicki Riggio	2018
Richard McCarthy	Resigned 1 February 2022
Phillip Blackmore (Alternate for Vicki Riggio)	2018

As the RE Board consists of a majority of executive directors, a Compliance Committee is appointed in relation to each of the Trusts (refer to Principle 7). None of the directors of the Responsible Entity are independent and they are not remunerated by the Responsible Entity. The Compliance Committee comprises a majority of external members and is chaired by an external member.

Corporate governance statement (continued)

PRINCIPLE 3 – PROMOTE ETHICAL AND RESPONSIBLE DECISION-MAKING

The Responsible Entity relies on a variety of mechanisms to monitor and maintain a culture of acting lawfully, ethically and responsibly:

- policies and procedures: a Code of Conduct which articulates and discloses Perpetual's values, cyclical mandatory training, a Whistleblowing Policy and a Gifts, Political Donations, Bribery and Corrupt Practices Policy (further details noted below);
- "The Way We Work" behaviour framework, and risk ratings that are intertwined into its annual performance, remuneration and hiring processes; and
- a regular feedback mechanism in place to assess employee sentiment, with actions implemented in response to results.

These apply to all directors and employees of Perpetual, and the Responsible Entity. The Code of Conduct, The Way We Work and core values supports all aspects of the way the Responsible Entity conducts its business and is embedded into Perpetual's performance management process.

The Code of Conduct draws from and expands on Perpetual's Core Values of integrity, partnership and excellence. The Code of Conduct underpins Perpetual's culture. The Responsible Entity Board and the Compliance Committee are informed of material breaches of the Code of Conduct which relate to the Scheme and the Responsible Entity.

Additional policies deal with a range of issues such as the obligation to maintain client confidentiality and to protect confidential information, the need to make full and timely disclosure of any price sensitive information and to provide a safe workplace for employees, which is free from discrimination. Compliance with Perpetual's Code of Conduct is mandatory for all employees. A breach is considered to be a serious matter that may impact an employee's performance and reward outcomes and may result in disciplinary action, including dismissal.

A full copy of the Code of Conduct is available on Perpetual's website; (<https://www.perpetual.com.au/about/corporate-governance/code-of-conduct>).

Perpetual also has a Whistleblowing Policy to protect directors, executives, employees (including current and former), contractors and suppliers (and relatives and dependants of any of these people) who report misconduct, including:

- conduct that breaches any law, regulation, regulatory licence or code that applies to Perpetual;
 - fraud, corrupt practices or unethical behaviour;
 - bribery;
 - unethical behaviour which breaches Perpetual's Code of Conduct or policies;
 - inappropriate accounting, control or audit activity; including the irregular use of Perpetual or client monies;
 - any conduct that amounts to modern slavery, such as debt bondage and human trafficking of employees; and
 - any other conduct which could cause loss to, or be detrimental to the interests or reputation of, Perpetual or its clients.
- As part of Perpetual's Whistleblowing Policy, a third party has been engaged to provide an independent and confidential hotline for whistle-blowers who prefer to raise their concern with an external organisation.

A full copy of the Whistleblowing Policy is available on Perpetual's website (<https://www.perpetual.com.au/about/corporate-governance/code-of-conduct>).

As part of Perpetual's commitment to promoting good corporate conduct and to conducting business in accordance with the highest ethical and legal standards, bribery and corrupt practices will not be tolerated by Perpetual under any circumstances. Perpetual's Gifts, Political Donations, Bribery and Corrupt Practices Policy supports Perpetual's commitment by:

- prohibiting the payment of political donations;
- instituting proper procedures regarding the exchange of gifts;
- clearly outlining Perpetual's zero tolerance for bribery and corruption; and
- including avenues where concerns may be raised.

Material breaches of the Code of Conduct or the Gifts, Political Donations, Bribery and Corrupt Practice policy are managed in accordance with Perpetual's usual issues management process which would include reporting to the Responsible Entity Board and Compliance Committee where the breach relates to a product or service offered by the Responsible Entity.

A full copy of the Gifts, Political Donations, Bribery and Corrupt Practices Policy is available on Perpetual's website (<https://www.perpetual.com.au/about/corporate-governance/code-of-conduct>).

Mechanisms are in place to ensure the Responsible Entity Board and the Compliance Committee are informed of material breaches which impact the Trust and the Responsible Entity which would include material breaches of the Code of Conduct and material incidences reported under the Whistleblowing Policy.

Corporate governance statement (continued)

PRINCIPLE 4 – SAFEGUARD INTEGRITY IN CORPORATE REPORTS

The functions of an audit committee are undertaken by the full Responsible Entity Board with assistance from management. The Responsible Entity has policies and procedures designed to ensure that the Trust's:

- financial reports are true and fair and meet high standards of disclosure and audit integrity; and
- other reports released on ASX are materially accurate and balanced.

This includes policies relating to the preparation, review and sign off process required for the Trust's financial reports, the engagement of the Trust's independent auditors and the review and release of certain reports on the ASX.

The declarations under section 295A of the Corporations Act 2001 provide formal statements to the Responsible Entity Board in relation to the Trust (refer to Principle 7). The declarations confirm the matters required by the Corporations Act in connection with financial reporting. The Responsible Entity receives confirmations from the service providers involved in financial reporting and management of the Trust, including the Investment Manager. These confirmations together with the Responsible Entity's Risk and Compliance Framework which includes the service provider oversight framework, assist its staff in making the declarations provided under section 295A of the Corporations Act. The Responsible Entity manages the engagement and monitoring of independent 'external' auditors for the Trust. The Responsible Entity Board receives periodic reports from the external auditors in relation to financial reporting and the compliance plans for the Trust.

PRINCIPLE 5 – MAKE TIMELY AND BALANCED DISCLOSURE

The Responsible Entity has a continuous disclosure policy to ensure compliance with the continuous disclosure requirements of the Corporations Act and the ASX Listing Rules in relation to the Trust which sets out the processes to review and authorise market announcements and which is periodically reviewed to ensure that it is operating effectively. The policy requires timely disclosure of information to be reported to the Responsible Entity's management and/or directors to ensure that, information that a reasonable person would expect to have a material effect on the unit price or would influence an investment decision in relation to any of the Trust, is disclosed to the market. The Responsible Entity's Company Secretary may assist management and/or the directors in making disclosures to the ASX after appropriate Responsible Entity's Board consultation for material market announcements. The Responsible Entity requires service providers, including the Investment Manager, to comply with its policy in relation to continuous disclosure for the Trust. The Responsible Entity's Company Secretary is the Continuous Disclosure Officer for the Trust in accordance with the ASX Listing Rules.

PRINCIPLE 6 – RESPECT THE RIGHTS OF UNITHOLDERS

The Responsible Entity is committed to ensuring timely and accurate information about the Trust is available to security holders via the Trust's website. All ASX announcements are promptly posted on the Trust's website: qualitas.com.au. The annual and half year results financial statements and other communication materials are also published on the website.

In addition to the continuous disclosure obligations, the Responsible Entity receives and responds to formal and informal communications from unitholders and convenes formal and informal meetings of unitholders as requested or required. The meetings are held in accordance with the requirements of the Corporations Act that apply to a registered managed investment scheme. The Responsible Entity has an active program for effective communication with the unitholders and other stakeholders in relation to Trust.

The Responsible Entity is ultimately responsible for ensuring that any complaints received from unitholders are handled in accordance with its policy settings and regulatory requirements. The Responsible Entity is a member of the Australian Financial Complaints Authority ("AFCA") external dispute resolution scheme and, if unitholders are dissatisfied with the handling of their complaint by the Responsible Entity, AFCA may be able to assist unitholders achieve resolution to their complaint.

The Responsible Entity is also committed to communicating with shareholders electronically in relation to communications from the share registry. Shareholders may elect to receive information from the Company's share registry electronically.

Corporate governance statement (continued)

PRINCIPLE 7 – RECOGNISE AND MANAGE RISK

The Responsible Entity has established a Compliance Committee, comprised of Johanna Turner (“Chair”), Virginia Malley and Simone Mosse. A majority of the Responsible Entity Compliance Committee is comprised of external members, including an external independent Chair.

The Compliance Committee meets at least quarterly. The Compliance Committee Terms of Reference sets out its role and responsibilities, which is available on request. The Compliance Committee is responsible for monitoring compliance by the Responsible Entity of the Compliance Plan for the Trust, Trust Constitution and the Corporations Act. It is also responsible for assessing the adequacy of the Compliance Plan for the Trust and making recommendations to the Responsible Entity board.

The Responsible Entity values the importance of robust risk and compliance management. The Responsible Entity operates under the Perpetual Limited (“Perpetual”) Risk Management Framework (“RMF”) which applies to all the activities Perpetual undertakes as Responsible Entity. The RMF aligns to International Standard ISO 31000:2018 ‘Risk Management Guidelines’ and consists of supporting frameworks, programs and policies which have been developed, implemented and are regularly assessed for effectiveness to support the management of the following risk categories considered material to Perpetual: Strategic, People, Financial, Investment, Operational, IT & Cyber Security, Outsourcing, Environmental, Social & Governance, Compliance & Legal and Conduct Risk.

At Perpetual a current risk register is maintained as part of our formal risk management program. The systems supporting the business have been designed to ensure risks are managed within the boundaries of the Perpetual Risk Appetite Statement (“RAS”) which articulates the expected behaviours, measures and tolerances that management are to take into account when setting and implementing strategy and running their day-to-day areas of responsibility.

Perpetual’s RMF is reviewed annually and was last updated and approved by the Perpetual Board in June 2021, with other programs and policies supporting the RMF regularly reviewed to ensure they remain fit-for purpose and effective.

All Perpetual Group Executives are accountable for managing risk within their area of responsibility, including the extent to which the Responsible Entity is effectively applying and acting in accordance with the RMF. They are also required to manage risk as part of their business objectives with risk management integrated across business processes.

The RMF is underpinned by the “Three Lines of Defence” model to implement best practice risk management. This model sees the first line, being business unit management, accountable for the day-to-day identification, ownership and management of risks. The Group Risk, Compliance and Client Advocacy functions represent the second line and consists of risk and compliance management professionals who provide the framework, tools, advice and assistance to enable management to effectively identify, assess and manage risk and meet their compliance obligations, and is responsible for overseeing and monitoring first line activities. Internal Audit provides independent assurance, representing the third line, and reports to the Audit, Risk and Compliance Committee (“ARCC”).

The Perpetual Board has the responsibility and commitment to monitor that the organisation has a framework in place to manage risk. The Board’s commitment is reflected through the establishment of, and investment in the Perpetual Group Risk, Group Compliance and Internal Audit functions, led by the Chief Risk Officer.

Internal Audit is an integral part of Perpetual’s governance and risk management culture and aims to protect Perpetual’s earnings, reputation and customers. Perpetual’s Internal Audit function reports functionality to the Perpetual Limited Audit, Risk & Compliance Committee, and for administrative purposes, through the Perpetual Chief Risk Officer and is independent from the External Auditor and from Perpetual Executive Management. Internal Audit provides independent and objective assurance, a disciplined approach to the assessment and improvement of risk management and monitoring and reporting on audit findings and recommendations. The Internal Audit Plan (Plan) is approved formally by the ARCC each year and re-assessed quarterly to ensure it is dynamic and continues to address the key risks faced by the Group. Progress against the Plan, changes to the Plan and results of audit activity are reported quarterly to the ARCC.

Perpetual’s Audit, Risk and Compliance Committee is responsible for oversight and monitoring of the Perpetual’s risk appetite statement, compliance and risk management frameworks and internal control systems, and risk culture. The ARCC is also responsible for monitoring overall legal and regulatory compliance across Perpetual including the Responsible Entity. The RMF was reviewed, updated and approved by the Perpetual Limited Board during the 2021 financial year. The RMF consists of programs and policies which are designed to address specific risk categories - strategic, financial, operational, outsourcing, investment, reputation, people and compliance, legal and conduct risk. Programs supporting the RMF are regularly reviewed to confirm their appropriateness. The Audit, Risk and Compliance Committee is comprised of Ian Hammond (Chair), Nancy Fox, Craig Ueland and Gregory Cooper. The Audit, Risk and Compliance Committee Terms of Reference sets out its role and responsibilities. This can be obtained on the Perpetual website.

The Trust currently has no material exposure to economic, environmental and sustainability risk.

PRINCIPLE 8 – REMUNERATE FAIRLY AND RESPONSIBLY

The RE does not have a Remuneration Committee. The fees and expenses which the Responsible Entity is permitted to pay out of the assets of the Trust are set out in the Trust constitution. The Trust financial statements provide details of all fees and expenses paid by the Trust during a financial period.



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of The Trust Company (RE Services) Limited (the Responsible Entity) of Qualitas Real Estate Income Fund

I declare that, to the best of my knowledge and belief, in relation to the audit of Qualitas Real Estate Income Fund for the financial year ended 30 June 2022 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

KPMG

Rachel Milum
Partner

Sydney
29 August 2022

Statement of comprehensive income

	Notes	Year ended 30 June 2022 \$'000	Year ended 30 June 2021 \$'000
Investment income			
Distribution income	11	37,760	28,419
Interest income from financial asset at amortised cost		739	564
Rebate income		412	909
Net gains/(losses) on financial instruments at fair value through profit or loss		(23)	(87)
Total investment income		38,888	29,805
Expenses			
Professional fees		114	125
Fund administration fees		67	76
Management fees		7,972	5,721
Custodian fees		65	35
Marketing fees		553	378
Responsible entity fees		235	174
Other expenses		883	366
Total operating expenses		9,889	6,875
Operating Profit/(loss)		28,999	22,930
Profit/(loss) for the year		28,999	22,930
Other comprehensive income		-	-
Total comprehensive income/(loss) for the year		28,999	22,930
Earnings/(loss) per unit for profit attributable to unitholders of the Trust			
Basic earnings/(loss) per unit in cents	15	8.5546	9.8529
Diluted earnings/(loss) per unit in cents	15	8.5546	9.8529

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

Statement of financial position

	Notes	As at 30 June 2022 \$'000	As at 30 June 2021 \$'000
Assets			
Cash and cash equivalents		9,548	4,108
Receivables		3,883	2,613
Financial assets at amortised cost	5	15,830	11,421
Financial assets at fair value through profit or loss	6	575,426	399,914
Total assets		604,687	418,056
Liabilities			
Distributions payable	8	2,885	2,173
Payables		1,368	864
Total liabilities		4,253	3,037
Net assets attributable to unitholders – equity	7	600,434	415,019

The above statement of financial position should be read in conjunction with the accompanying notes.

Statement of changes in equity

	Notes	Year ended 30 June 2022 \$'000	Year ended 30 June 2021 \$'000
Total Equity at the beginning of the year		415,019	360,919
Profit/(loss) for the year		28,999	22,930
Other comprehensive income/(loss)		-	-
Total comprehensive income for the year		28,999	22,930
Transactions with unitholders			
Capital raising	7	184,350	54,000
Units issued upon reinvestment of distributions	7	1,030	203
Distributions paid and payable	7	(28,964)	(23,033)
Total transactions with unitholders		156,416	31,170
Total net assets attributable to unitholders – equity at the end of the year		600,434	415,019

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of cash flows

	Notes	Year ended 30 June 2022 \$'000	Year ended 30 June 2021 \$'000
Cash flows from operating activities			
Interest received from bank deposits and term deposits		12	16
Distribution income received		36,489	28,080
Management fee rebate received		415	992
Purchase of financial assets		(175,536)	(55,306)
Administration expenses paid		(9,594)	(6,821)
Net cash inflow/(outflow) from operating activities	9	(148,214)	(33,039)
Cash flows from investing activities			
Loan funds advanced to Manager		(5,538)	(1,156)
Interest received from Manager loan		721	549
Loan funds repaid from Manager		1,130	963
Net cash inflow/(outflow) from investing activities		(3,687)	356
Cash flows from financing activities			
Proceeds from applications by unitholders		184,349	54,000
Distributions paid		(27,008)	(22,435)
Net cash inflow/(outflow) from financing activities		157,341	31,565
Net increase/(decrease) in cash and cash equivalents		5,440	(1,118)
Cash and cash equivalents at the beginning of the year		4,108	5,226
Cash and cash equivalents at the end of the year		9,548	4,108

The above statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the financial statements

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1 GENERAL INFORMATION

These financial statements cover Qualitas Real Estate Income Fund (the "Trust") as an individual entity. The Trust was constituted on 2 August 2018 and commenced operations on 22 November 2018.

The Trust Company (RE Services) Limited (ABN 45 003 278 831) is the responsible entity of the Trust (the "Responsible Entity").

The Responsible Entity's registered office is Level 18 Angel Place, 123 Pitt Street, Sydney, NSW 2000.

The investment manager of the Trust is QRI Manager Pty Ltd (the "Investment Manager"). The Custodian of the Trust is Perpetual Corporate Trust Limited (ABN 99 000 341 533), a wholly owned subsidiary of Perpetual Limited.

The Trust's investment strategy is for the Manager to invest the Trust's capital in a portfolio of investments that provide Unitholders with exposure to real estate loans secured by first and second mortgages, predominantly located in Australia; from time to time the Trust may also invest in New Zealand. Amounts raised by the Trust are invested in the Qualitas Wholesale Real Estate Income Fund. As at 30 June 2022, the Qualitas Wholesale Real Estate Income Fund invests directly in unlisted wholesale funds, which currently comprise of Qualitas Senior Debt Fund and the Qualitas Mezzanine Debt Fund.

The financial statements of the Trust are for the year ended 30 June 2022. The financial statements are presented in the Australian currency.

The financial statements were authorised for issue by the directors of the Responsible Entity (the "Directors of the Responsible Entity") on 29 August 2022. The Directors of the Responsible Entity have the power to amend and reissue the financial statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated in the following text.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") and the Corporations Act 2001 in Australia. The Trust is a for-profit entity for the purpose of preparing the financial statements.

The financial statements are prepared on the historical cost basis except for financial assets measured at fair value through profit or loss basis of fair value measurement of assets and liabilities except where otherwise stated.

The financial statements are presented in Australian dollars, which is the Trust's functional currency.

The Statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within twelve months, except for investments in financial assets and financial liabilities at fair value

through profit or loss and net assets attributable to unitholders.

The Trust manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within twelve months, however, an estimate of that amount cannot be determined as at year end.

In the case of net assets attributable to unitholders, the units are redeemable on demand at the unitholder's option. However, unitholders typically retain units for the medium to long-term. As such, the amount expected to be settled within twelve months cannot be reliably determined.

The Trust has been deemed to meet the definition of an investment entity, as the following conditions exist:

- The Trust has obtained funds for providing investors with investment management services;
- The Trust's business purpose, which was communicated directly to investors, is investing solely for returns from capital appreciation and investment income; and
- The performance of substantially all investments made through the Trust are measured and evaluated on a fair value basis.

The Trust and the Qualitas Wholesale Real Estate Income Fund were structured in a way to comply with legal, regulatory, tax or similar requirements. When considered together they display the characteristics of an investment entity:

- the Trust indirectly holds more than one investment because the wholesale fund holds a portfolio of investments,
- although the Qualitas Wholesale Real Estate Income Fund is wholly capitalised by the Trust the Trust is funded by more than one investor who are related to the Trust; and
- ownership in the Trust and the wholesale funds are represented by the Trust's interests to which a proportion of the net assets of the investment entity are attributed.

(i) Compliance with International Financial Reporting Standards

The financial statements of the Trust also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

(ii) New and amended standards adopted by the Trust

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 30 June 2022 that have a material impact on the amounts recognised in the prior years or will affect the current or future years.

(iii) New standards, amendments and interpretations effective after 1 July 2022 and have not been early adopted

A number of new standards, amendments to standards and interpretations are effective for annual years beginning after 1 July 2022, and have not been early adopted in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Trust.

(b) Financial instruments

(i) Classification

The Trust classifies its financial assets in the following measurement categories:

(i) Classification (continued)

- (a) those to be measured at fair value (through profit or loss) (FVPL), and
- (b) those to be measured at amortised cost.

This classification depends on the Trust's business model for managing the financial assets and the contractual terms of the cash flows.

For financial assets measured at fair value, gains and losses will be recorded in the statement of comprehensive income through profit or loss.

The Trust reclassifies debt investments when its business model for managing those assets changes.

(ii) Recognition/derecognition

The Trust recognises financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognises changes in fair value of the financial assets or financial liabilities from this date.

Investments are derecognised when the right to receive cash flows from the investments have expired or the Trust has transferred substantially all risks and rewards of ownership.

The Trust derecognises a financial liability when the obligation under the liability is discharged, cancelled or expired.

(iii) Measurement

At initial recognition, the Trust measures financial assets and financial liabilities at fair value. Transaction costs of financial assets and financial liabilities carried at fair value through profit or loss are expensed in the Statement of comprehensive income.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of the financial assets or financial liabilities at fair value through profit or loss category are presented in the Statement of comprehensive income within 'net gains/(losses) on financial instruments at fair value through profit or loss' in the year in which they arise. This also includes dividend expense on short sales of securities, which have been classified at fair value through profit or loss.

Further details on how the fair value of financial instruments are determined are disclosed in Note 4.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

As at the end of the reporting year, there are no financial assets or liabilities offset or which could be offset in the Statement of financial position.

(v) Impairment

At each reporting date, the Trust shall measure the loss allowance on financial assets at amortised cost (cash, due from broker and receivables) at an amount equal to the lifetime ECL if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Trust shall measure the loss allowance at an amount equal to 12-month ECL. Significant financial difficulties of the counterparty, probability that the counterparty will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators

that a loss allowance may be required. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the net carrying amount adjusted for the loss allowance. A significant increase in credit risk is defined by management as any contractual payment which is more than 60 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

(c) Net assets attributable to unitholders

Units in the Trust are listed on the ASX and traded by unitholders. The units can be traded on the ASX at any time for cash based on the listed price. While the Trust is a listed investment and liquidity is generally expected to exist in the secondary market (ASX), there are no guarantees that an active trading market with sufficient liquidity will be available. In addition to being traded, requests for redemption may be made to the Responsible Entity (see Note 2 (m)). The units issued by the Trust meets the requirement of AASB 132 for classification as equity.

(d) Cash and cash equivalents

Cash comprises deposits held at custodian bank(s). Cash equivalents are short-term, highly liquid investments with an original maturity of three months or less that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities, as movements in the fair value of these securities represent the Trust's main income generating activity.

(e) Investment income

Interest income from financial assets at amortised cost is recognised on a time-proportionate basis using the effective interest method and includes interest from cash and cash equivalents. Interest income from financial assets at fair value through profit or loss is determined based on the contractual coupon interest rate and includes interest from debt securities.

Dividend and distribution income from financial assets at fair value through profit or loss is recognised in the Statement of comprehensive income within dividend income and distribution income when the Trust's right to receive payments is established.

Dividend and distribution income is recognised on the ex-dividend date with any related foreign withholding tax recorded as an expense. The Trust currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded gross of withholding tax in the Statement of comprehensive income.

Other changes in fair value for such instruments are recorded in accordance with the policies described in Note 2(b) to the financial statements. Other income is recognized on an accruals basis.

(f) Expenses

All expenses, including management fees, Responsible Entity's fees, administration fees and custody fees, are recognised in the Statement of comprehensive income on an accrual basis.

(g) Income tax

The Trust is an Attribution Managed Investment Trust.

Under current legislation, the Trust is not subject to income tax provided the taxable income of the Trust is fully attributed either by way of cash or reinvestment (i.e. unitholders are presently entitled to the income of the Trust).

(h) Distributions

In accordance with the Trust's Constitution, the Trust may attribute its distributable (taxable) income, and any other amounts determined by the Responsible Entity, to unitholders. The distributions are recognised in the statement of changes in equity as a reduction of equity.

Financial instruments held at fair value may include unrealised capital gains. Should such a gain be realised, that portion of the gain that is subject to capital gains tax will be distributed so that the Trust is not subject to capital gains tax.

Realised net capital losses are not distributed to unitholders but are retained in the Trust to be offset against any realised capital gains in future years. If realised capital gains exceed realised capital losses, the excess is distributed to unitholders.

(i) Increase/decrease in net assets attributable to unitholders

Income not distributed is included in net assets attributable to unitholders. As the Trust's units are classified as equity, movements in net assets attributable to unitholders are recognised in the Statement of changes in equity.

(j) Foreign currency translation

(i) Functional and presentation currency

Items included in the Trust's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar, which reflects the currency of the economy in which the Trust competes for funds and is regulated. The Australian dollar is also the Trust's presentation currency.

(k) Receivables

Receivables may include amounts for interest and trust distributions. Interest is accrued at each dealing date in accordance with policy set out in Note 2(e) above. Trust distributions are accrued when the right to receive payment is established. Amounts are generally received within 30 days of being recorded as receivables.

Receivables also include such items as Reduced Input Tax Credits ("RITC") and application monies receivable from unitholders.

Receivables are recognised at amortised cost using the effective interest method, less any allowance for ECL.

The amount of the impairment loss, if any, is recognised in the Statement of comprehensive income within other expenses. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the Statement of comprehensive income.

(l) Payables

Payables include liabilities and accrued expenses owed by the Trust which are unpaid as at the end of the reporting year. Payables may include amounts for redemptions of units in the Trust where settlement has not yet occurred. These amounts are unsecured and are usually paid within 30 days of recognition.

The distribution amount payable to unitholders as at the end of each reporting year is recognised separately in the Statement of financial position.

(m) Applications and redemptions

Applications received for units in the Trust are recorded net of any entry fees payable prior to the issue of units in the Trust. Redemptions from the Trust are recorded gross of any exit fees payable after the cancellation of units redeemed.

In accordance with the Constitution, the Responsible Entity may determine to reject a Redemption Request in its absolute discretion. The Responsible Entity is not obliged under any circumstances to pay any part of the Redemption Price out of its own funds.

The redemption transaction costs are an estimate by the Responsible Entity of the total transaction cost the Trust would incur selling the Trust Property/Units. If appropriate the Responsible Entity may apply estimate redemption transaction costs in regard to the actual cost incurred from the redemption. If the Responsible Entity makes no estimate, the Redemption Transaction costs are zero.

The Responsible Entity has established a Distribution Reinvestment Plan ("DRP") in relation to distributions. Units under the DRP are currently issued at the net asset value of a unit as determined in accordance with the Trust's constitution on the record date.

(n) Goods and Services Tax (GST)

The GST incurred on the costs of various services provided to the Trust by third parties such as audit fees, custodian services and management fees have been passed onto the Trust. The Trust qualifies for Reduced Input Tax Credits ("RITC") at a rate of at least 55%, hence Management fees, Administration and custody fees and other expenses have been recognised in the Statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office ("ATO"). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the Statement of financial position. Cash flows relating to GST are included in the Statement of cash flows on a gross basis.

(o) Use of estimates

The Trust makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to the accounting estimates are recognised prospectively.

The Trust's investment which is fair valued using valuation techniques are validated and reviewed by the Responsible Entity in conjunction with the Manager.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and

(o) Use of estimates (continued)

correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. For the Trust's investment which is measured at fair value, the primary valuation input is the net asset value of the fund, provided by the Manager of that fund.

For certain other financial instruments, including receivables and payables, the carrying amounts approximate fair value due to the short-term nature of these financial instruments.

(p) Rounding of amounts

The Trust is an entity of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC) relating to the "rounding off" of amounts in the financial statements.

Amounts in the financial statements have been rounded to the nearest thousand dollars in accordance with the ASIC Corporations Instrument, unless otherwise indicated.

(q) Comparative revisions

Comparative information has been revised where appropriate to enhance comparability. Where necessary comparative figures have been adjusted to conform with changes in presentation in the current year.

3 FINANCIAL RISK MANAGEMENT

(a) Overview

The Trust's activities expose it to a variety of financial risks. The management of these risks is undertaken by the Trust's Investment Manager who has been appointed by the Responsible Entity under an Investment Management Agreement to manage the Trust's assets in accordance with the Investment Objective and Strategy.

The Responsible Entity has in place a framework which includes:

- The Investment Manager providing the Responsible Entity with regular reports on their compliance with the Investment Management Agreement;
- Completion of regular reviews on the Service Provider which may include a review of the investment managers risk management framework to manage the financial risks of the Trust; and
- Regular reporting on the liquidity of the Trust in accordance with the Trust's Liquidity Risk Management Statement.

The Trust's Investment Manager has in place a framework to identify and manage the financial risks in accordance with the investment objective and strategy. This includes an investment due diligence process and on-going monitoring of the investments in the Trust. Specific controls the Investment Manager applies to manage the financial risks are detailed under each risk specified below.

(b) Market risk

Market risk is the risk that changes in market risk factors such as interest rates and other market prices will affect the Trust's income or the carrying value of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

(i) Price risk

Market price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or factors affecting all instruments in the market.

The Trust's investment presents a risk of loss of capital. The Trust's market price risk is managed through (i) deliberate investment selection, and (ii) diversification of the investment portfolio on a look through basis.

The Trust invests indirectly through its investment in Qualitas Wholesale Real Estate Income Fund which invests in loans secured by real property mortgages. During the financial year the Manager undertook a formal review process of each loan on a monthly basis, determining which loans are performing, subject to heightened monitoring, underperformance, or impairment. Through this review process, the Manager may recommend appropriate actions which include re-pricing or restructuring of the loan to manage risk, preserve investor returns and the fair value of loans. Any adjustment to the fair value of the investment is reflected through profit or loss.

As at year end, the overall market exposures were as follows:

As at 30 June 2022	Fair value \$'000	% of net asset attributable to unitholders
Financial assets		
Wholesale Managed funds	575,426	95.84
Total Financial Assets		

As at 30 June 2021	Fair value \$'000	% of net asset attributable to unitholders
Financial assets		
Wholesale Managed funds	399,914	96.36
Total Financial Assets		

(ii) Interest rate risk

The Trust's interest-bearing financial assets expose it to risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The Trust invests (through the Qualitas Wholesale Real Estate Income Fund which it may invest directly or indirectly) in both floating rate loans and fixed rate loans. Floating rate loans means that income will be impacted by the underlying base rate rises and falls and therefore the relative attractiveness to other instruments may change. There is a strong correlation between the RBA Cash Rate and the base rates upon which floating rate loans are priced. Absolute returns on floating rate loans therefore rise and fall largely in correlation with the RBA Cash Rate.

(ii) Interest rate risk (continued)

The table below summarises the Trust's exposure to interest rate risk.

At 30 June 2022	Weighted effective interest rate %	Floating interest rate \$'000	Fixed interest rate \$'000	Non-interest bearing \$'000	Total \$'000
Financial assets					
Cash and cash equivalents	0.19%	9,548	-	-	9,548
Receivables		-	-	3,883	3,883
Financial assets at amortised cost	5.00%	-	15,830	-	15,830
Financial assets at fair value through profit or loss		-	-	575,426	575,426
Total financial assets		9,548	15,830	579,309	604,687
Financial liabilities					
Other payables		-	-	1,368	1,368
Distributions payable		-	-	2,885	2,885
Total financial liabilities		-	-	4,253	4,253
Net exposure		9,548	15,830	575,056	600,434

At 30 June 2021	Weighted effective interest rate %	Floating interest rate \$'000	Fixed interest rate \$'000	Non-interest bearing \$'000	Total \$'000
Financial assets					
Cash and cash equivalents	0.16%	4,108	-	-	4,108
Receivables		-	-	2,613	2,613
Financial assets at amortised cost	5.00%	-	11,421	-	11,421
Financial assets at fair value through profit or loss		-	-	399,914	399,914
Total financial assets		4,108	11,421	402,527	418,056
Financial liabilities					
Other payables		-	-	864	864
Distributions payable		-	-	2,173	2,173
Total financial liabilities		-	-	3,037	3,037
Net exposure		4,108	11,421	399,490	415,019

(ii) Interest rate risk (continued)

Summarised sensitivity analysis

The table in Note 3(c) summarises the impact of an [increase/decrease] of interest rates on the Trust's operating profit and net assets attributable to unitholders through changes in fair value or changes in future cash flows. The analysis is based on the assumption that interest rates changed by +/- 75 basis points (2021: +/- 75 basis points) from the year end rates with all other variables held constant.

(iii) Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. As at 30 June 2022, the Trust did not hold as assets or liabilities denominated in currencies other than the Australian Dollar and therefore was not exposed to any foreign exchange risk.

(c) Summarised sensitivity analysis

The following table summarises the sensitivity of the Trust's operating profit/(loss) and net assets attributable to unitholders to market risks. The reasonably possible movements in the risk variables have been determined based on management's best estimate having regard to a number of factors, including historical levels of changes in interest rates and the historical correlation of the Trust's investments with the relevant benchmark and market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, market and securities in which the Trust invests. As a result, historic variations in risk variables should not be used to predict future variances in the risk variables.

Impact on operating profit/(loss)/ net assets attributable to unitholders

Interest rate risk	-75bps ('000)	+75bps ('000)
As at 30 June 2022	(71)	71
As at 30 June 2021	(31)	31

(d) Credit risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to pay amounts in full when due.

The maximum exposure to credit risk at the end of the reporting year is the carrying amount of the financial assets.

The Trust's exposure to credit risk for cash and cash equivalents is low as all counterparties have a rating between A+ and A- (as determined by public ratings agencies such as Standard & Poor's, Moody's or Fitch) or higher. The Trust is also exposed to credit risk on loans secured by first or second real property mortgages and debt securities through its investments in Qualitas Wholesale Real Estate Income Fund.

As part of its extensive investment processes, the Manager identifies and manages credit risk of loans by undertaking a detailed due diligence process prior to entering into transactions with counterparties and frequent monitoring of the credit exposures.

The Manager applies a highly selective investment filtering and extensive due diligence process for each loan which encompasses the:

- credit worthiness, financial standing and track record of the borrower and other transaction parties;
- quality and performance of the underlying real property security;
- macroeconomic and microeconomic market conditions;
- legal due diligence of the transaction structure;
- engagement of property experts on valuation, technical, planning and environmental risks; and
- sensitivity analysis on loan performance for a range of adverse events;

Ongoing loan monitoring includes regular inspections of the real property security, conducting borrower meetings, financial accounts, property reporting, covenant compliance and staying abreast of market conditions. During the financial year the Manager undertook a formal review process of each loan on a monthly basis, determining which loans are performing, subject to heightened monitoring, underperformance, or impairment. The Manager identifies and monitors key risks and may recommend appropriate actions which include re-pricing or restructuring of the loan to manage risk and preserve investor returns.

The portfolio construction and investment management processes adopted by the Manager are implemented with the expectation of seeking to reduce the Trust's exposure to both credit and market risks. The Manager adheres to the portfolio investment parameters set out in the Product Disclosure Statement of the Trust and additional internal guidelines to ensure sufficient diversification of the loan portfolio by borrower / counterparties, loan type, security ranking, loan maturity, loan to value ratio, and property sector and geography of security.

The Trust provided a working capital loan to the Manager. The Responsible Entity has a right of recourse against the Manager for the amounts owned under the loan and is guaranteed by Qualitas Property Partners Pty Ltd.

(e) Liquidity risk

Liquidity risk is the risk that the Trust may not be able to generate sufficient cash resources to settle its obligations in full as they fall due and can only do so on terms that are materially disadvantageous.

The Manager monitors the Trust's cash flow requirements and undertakes cash flow forecasts including capital commitments on a daily basis. Sufficient cash balances are maintained at all times.

Cash flow reconciliations are undertaken daily to ensure all income and expenses are managed in accordance with contracted obligations.

The table below analyses the Trust's non-derivative financial liabilities into relevant maturity groupings based on the remaining period to contractual maturity, as of the reporting year end. The amounts in the table are the contractual undiscounted cash flows. Balances that are due within 12 months equal their carrying balances as the impact of discounting is not significant. To assess the impact of COVID-19 on the liquidity of the Trust, the Responsible Entity conducted frequent and enhanced monitoring of the liquidity of the Trust during the reporting year.

(e) Liquidity risk (continued)

As at 30 June 2022	Carrying amount \$'000	Less than 1 month \$'000	1 to 6 months \$'000	6 to 12 months \$'000	Over 12 months \$'000	No stated maturity \$'000
Payables	1,368	1,368	-	-	-	-
Distributions payable	2,885	2,885	-	-	-	-
Total financial liabilities	4,253	4,253	-	-	-	-

As at 30 June 2021	Carrying amount \$'000	Less than 1 month \$'000	1 to 6 months \$'000	6 to 12 months \$'000	Over 12 months \$'000	No stated maturity \$'000
Payables	864	864	-	-	-	-
Distributions payable	2,173	2,173	-	-	-	-
Total financial liabilities	3,037	3,037	-	-	-	-

4 FAIR VALUE MEASUREMENTS

The Trust measures and recognises the following assets and liabilities at fair value on a recurring basis.

- Financial assets / liabilities at fair value through profit or loss (FVTPL) (see Note 5)

The Trust has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting year. AASB 13 Fair Value Measurement requires disclosure of fair value measurements by level of the following fair value hierarchy:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1);
- inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly (level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

(i) Fair value in an active market (level 1)

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting year without any deduction for estimated future selling costs.

The Trust values its investment in accordance with the accounting policies set out in Note 2 to the financial statements.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

(ii) Valuation techniques used to derive level 2 and level 3 fair value

The fair value of financial assets and liabilities that are not exchange-traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This may be the case for certain unlisted shares, certain corporate debt securities and managed funds with suspended applications and withdrawals.

Where discounted cash flow techniques are used, estimated future cash flows are based on Investment Manager's best estimates and the discount rate used is a market rate at the end of the reporting year applicable for an instrument with similar terms and conditions.

For other pricing models, inputs are based on market data at the end of the reporting year. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

Investments in other managed funds are recorded at the redemption value per unit as reported by the investment managers of such funds.

(ii) Valuation techniques used to derive level 2 and level 3 fair value (continued)

The Fund may make adjustments to the redemption value based on considerations such as liquidity of the unit trust or its underlying investments, or any restrictions on redemptions and the basis of accounting.

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

The output of a model is always an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions the Trust holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including liquidity risk and counterparty risk.

The carrying value less impairment provision of other receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Trust for similar financial instruments.

The determination of what constitutes 'observable' requires significant judgment by the Investment Manager. Investment Manager considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary and provided by independent sources that are actively involved in the relevant market.

Recognised fair value measurements

The following table presents the Trust's financial assets and liabilities measured and recognised at fair value as at 30 June 2022 and 30 June 2021.

As at 30 June 2022	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financials assets at fair value through profit or loss				
Qualitas Wholesale Real Estate Income Fund	-	575,426	-	575,426
Financial assets not measured at fair value				
Loan asset	-	-	15,830	15,830
Total financial assets	-	575,426	15,830	591,256
As at 30 June 2021				
Financials assets at fair value through profit or loss				
Qualitas Wholesale Real Estate Income Fund	-	399,914	-	399,914
Financial assets not measured at fair value				
Loan asset	-	-	11,421	11,421
Total financial assets	-	399,914	11,421	411,335

(i) Transfers between levels

The Trust's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting year.

There were no transfers between the levels in the fair value hierarchy for the year ended 30 June 2022 or 30 June 2021.

(ii) Fair value measurements using significant unobservable inputs (level 3)

The Trust did not hold any financial instruments with fair value measurements using significant unobservable inputs during the year ended 30 June 2022 or year ended 30 June 2021.

(iii) Valuation processes

Portfolio reviews are undertaken regularly by Investment Manager to identify securities that potentially may not be actively traded or have stale security pricing. This process identifies securities which possibly could be regarded as being level 3 securities.

Further analysis, should it be required, is undertaken to determine the accounting significance of the identification. For certain security types, in selecting the most appropriate valuation model, Investment Manager performs back testing and considers actual market transactions. Changes in allocation to or from level 3 are analysed at the end of each reporting year.

(iv) Fair values of other financial instruments

The Trust did not hold any financial instruments which were not measured at fair value in the Statement of financial position. Due to their short-term nature, the carrying amounts of receivables and payables are assumed to approximate fair value.

5 FINANCIAL ASSETS

	As at 30 June 2022 \$'000	As at 30 June 2021 \$'000
Qualitas Wholesale Real Estate Income Fund	575,426	399,914
Loan asset	15,830	11,421
	591,256	411,355

An overview of the risk exposure relating to financial assets at fair value through profit or loss is included in Note 3.

Loan asset

The Trust has agreed to provide a loan to the Manager, to assist with the working capital requirements of the Manager. For the avoidance of doubt, this includes, without limitation, for the purposes of paying costs and expenses incurred in relation to the capital raising of the Trust and may be paid or lent to related entities of the Manager. The Manager and the Trust amended the terms of the loan on 25 June 2020. The Manager will repay the loan (including any payment of interest on the loan which will be interest income of the Trust) over a period of 10 years from the first draw of each new tranche. Given this the current termination date of the loan is 10 years from the first draw date of the newest tranche being 16 November 2021. During the year ended 30 June 2022, the Manager was advanced \$5.54m to assist with capital raising and repaid \$1.13m. The loan may be terminated and repaid earlier upon an event of default of the borrower as defined in the loan agreement. The loan is interest bearing at a rate of 5% p.a.

6 STRUCTURED ENTITIES

A structured entity is an entity that has been designed so that voting or similar rights are not the dominant factor in deciding who controls the entity, and the relevant activities are directed by means of contractual arrangements. An interest in a structured entity is any form of contractual or non-contractual involvement which creates variability in returns arising from the performance of the entity for the Trust. The Trust considers investments in unit trusts and managed funds to be structured entities. The Trust invests in these unrelated unit trusts and managed funds for the purpose of capital appreciation and/or earning investment income.

The exposure to investments in unit trusts and managed funds are disclosed in the following table:

	Fair value of investments		Interest held	
	2022 \$'000	2021 \$'000	2022 %	2021 %
Qualitas Wholesale Real Estate Income Fund	575,426	399,914	100	100

The fair value of the Qualitas Wholesale Real Estate Income Fund is included in financial assets held at fair value through profit or loss in the statement of financial position.

The Trust's maximum exposure to loss from its interest in the Qualitas Wholesale Real Estate Income Fund is equal to the fair value of its investments in the Qualitas Wholesale Real Estate Income Fund as there are no off-balance sheet exposures. Once the Trust has disposed of its units in the Qualitas Wholesale Real Estate Income Fund it ceases to be exposed to any risk from it.

During the year ended 30 June 2022, total losses incurred is related to the fair value movement on investment in the Qualitas Wholesale Real Estate Income Fund amounting to \$23,415. The Trust also earned distribution income of \$37,760,293 as a result of its interests in the Qualitas Wholesale Real Estate Income Fund.

During the year ended 30 June 2021, the Trust did not provide financial support to structured entities.

7 NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

As stipulated within the Trust's Constitution, each unit represents a right to an individual share in the Trust and does not extend to a right to the underlying assets of the Trust. There are no separate classes of units and each unit has the same rights attaching to it as all other units of the Trust.

Movements in the number of units and net assets attributable to unitholders during the year were as follows:

	For the year ended 30 June 2022		For the year ended 30 June 2021	
	Units ('000)	\$'000	Units ('000)	\$'000
Net assets attributable to unitholders				
Opening balance	259,370	415,019	225,494	360,919
Capital raising	115,218	184,350	33,750	54,000
Reinvestments	644	1,030	126	203
Distributions to unitholders	-	(28,964)	-	(23,033)
Profit/(Loss)	-	28,999	-	22,930
Closing balance	375,232	600,434	259,370	415,019

8 DISTRIBUTIONS TO UNITHOLDERS

Distributions are payable at the end of each month. Such distributions are determined by reference to the net taxable income of the Trust.

The distributions for the year were as follows:

	For the year ended 30 June 2022		For the year ended 30 June 2021	
	\$'000	Cents per unit	\$'000	Cents per unit
Distributions				
31 July	1,870	0.70	1,785	0.79
31 August	2,111	0.79	1,910	0.84
30 September	2,008	0.75	1,794	0.79
31 October	2,090	0.78	1,869	0.83
30 November	2,514	0.67	1,821	0.81
31 December	2,367	0.63	1,888	0.84
31 January	2,369	0.63	1,960	0.87
28 February	2,255	0.60	1,817	0.81
31 March	2,600	0.69	1,841	0.82
30 April	2,834	0.76	2,055	0.79
31 May	3,061	0.82	2,120	0.82
30 June	2,885	0.77	2,173	0.84
Total distributions	28,964	8.59	23,033	9.85

9 RECONCILIATION OF PROFIT/(LOSS) TO NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES

	For the year ended 30 June 2022 \$'000	For the year ended 30 June 2021 \$'000
Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities		
Profit/(loss) for the year	28,999	22,930
Net (gains)/losses on financial instruments at fair value through profit or loss	23	87
Interest income from financial asset at amortised cost	(721)	(549)
Net change in financial assets	(175,536)	(55,306)
Net change in receivables and prepayments	(1,270)	(267)
Net change in payables	291	66
Net cash inflow/(outflow) from operating activities	(148,214)	(33,039)

10 REMUNERATION OF AUDITORS

During the year, the following fees were paid or payable for services provided by the auditors of the Trust:

KPMG Australia	For the year ended 30 June 2022	For the year ended 30 June 2021
Audit and other assurance services		
Review and audit of financial statements	43,400	40,000
Total remuneration for audit and other assurance services	43,400	40,000
Taxation services		
Taxation services	18,000	18,000
Total remuneration for taxation services	18,000	18,000
Total remuneration of KPMG Australia	61,400	58,000
PricewaterhouseCoopers	For the year ended 30 June 2021	For the year ended 30 June 2020
Audit and other assurance services		
Compliance plan audit	2,541	2,475
Total remuneration for audit and other assurance services	2,541	2,475
Total remuneration of PricewaterhouseCoopers	2,541	2,475

11 RELATED PARTY TRANSACTIONS

For the purpose of these financial statements, parties are considered to be related to the Trust if they have the ability, directly or indirectly, to control or exercise significant influence over the Trust in making financial and operating disclosures. Related parties may be individuals or other entities.

Responsible Entity

The Responsible Entity of Qualitas Real Estate Income Fund is The Trust Company (RE Services) Limited (ABN 45 003 278 831) (AFSL 235150).

Key management personnel

(a) Directors

Key management personnel includes persons who were Directors of the Responsible Entity at any time during the financial year as follows:

Name	Position	Date of appointment/resignation
Glenn Foster	Director	
Simone Mosse	Director	
Vicki Riggio	Director	
Phillip Blackmore	Alternate Director	Alternate Director for Vicki Riggio
Richard McCarthy	Director	Resigned as Director on 1 February 2022

(b) Other key management personnel

There were no other persons responsible for planning, directing and controlling the activities of the Trust, directly or indirectly during the financial year.

(c) Key management personnel unitholdings

During or since the end of the year, none of the Directors or Director related entities held units in the Trust, either directly, indirectly or beneficially.

Neither the Responsible Entity nor its affiliates held units in the Trust at the end of the year.

(d) Key management personnel compensation

Key management personnel do not receive any remuneration directly from the Trust. They receive remuneration from a related party of the Responsible Entity in their capacity as Directors or employees of the Responsible Entity or its related parties. Consequently, the Trust does not pay any compensation to its key management personnel. Payments made from the Trust to the Responsible Entity do not include any amounts attributable to the compensation of key management personnel.

(e) Key management personnel loan disclosures

The Trust has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting year.

Other transactions within the Trust

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund since the end of the previous financial year and there were no material contracts involving Director's interests existing at year end.

Responsible Entity's/Investment Manager's fees and other transactions

Under the terms of the Trust's Constitution, the Responsible Entity is entitled to receive a fee per annum calculated as a percentage of the gross asset value of the Trust. The Investment Manager is entitled to receive a management fee at the rates stipulated in the Trust's governing documents. The Investment Manager is also entitled to a performance fee of 20.5% (inclusive of GST less RITC) of the net asset value above the performance benchmark, when the Trust achieves positive performance.

11 RELATED PARTY TRANSACTIONS (CONTINUED)

All related party transactions are conducted on normal commercial terms and conditions. The transactions during the year and amounts payable at year end between the Trust and the Responsible Entity were as follows:

	30 June 2022 \$'000	30 June 2021 \$'000
Management fees for the year paid and payable by the Trust to the Investment Manager	7,971,869	5,720,713
Performance fees for the year paid and payable by the Trust to the Investment Manager	-	-
Aggregate amounts payable to the Investment Manager at reporting date	-	-
Responsible Entity's fees for the year paid and payable by the Trust to the Responsible Entity	234,764	174,010
Aggregate amounts payable to the Responsible Entity at reporting date	48,555	107,218
Custodian fees for the year	65,115	35,301

Related party unitholdings

Qualitas Property Partners Pty Ltd who is a related party of the Manager holds 6,250,000 units in the Trust.

Investments

The Qualitas Real Estate Income Fund held investments in the following Trust which is managed by the Manager:

	Fair value of investment \$	Interest held (%)	Distributions received/ receivable \$	Units acquired during the year	Units disposed during the year
At 30 June 2022					
Qualitas Wholesale Real Estate Income Fund	575,426,195	100	37,760,293	109,681,491	-
At 30 June 2021					
Qualitas Wholesale Real Estate Income Fund	399,913,756	100	28,418,932	34,550,839	-

12 SIGNIFICANT EVENTS DURING THE YEAR

The Directors continue to assess the potential financial and other impacts of the coronavirus ("COVID-19") outbreak to the Trust. The current high-level of uncertainty regarding the severity and length of COVID-19 on investment markets has impacted investment outcomes and increased volatility in investment performance during the year.

At the date of signing, the future impacts of COVID-19 on global and domestic economies and investment market indices, and their resulting impact on the Trust are uncertain. The Directors and management will continue to monitor this situation.

Further to this, the current geopolitical events have also had a global market impact and uncertainty exists as to their implications. Such disruptions can adversely affect the assets, performance and liquidity of investment funds.

Recognising the rising Russia/Ukraine conflict as well as Australia's broadening of its existing autonomous sanctions, the Directors and management continue to remain abreast of developments in this area and monitor the potential impacts across the Trust.

On 1 February 2022, Richard McCarthy resigned as a Director.

There were no other significant events during the year.

13 EVENTS OCCURRING AFTER YEAR END

Subsequent to year end, on 3 August 2022, the Directors declared a distribution of 0.8151 cents per ordinary unit which amounted to \$3,059,050 and was paid on 15 August 2022.

The Directors are not aware of any other event or circumstance since the end of the financial year not otherwise addressed within this report that has affected or may significantly affect the operations of the Trust, the results of those operations or the state of affairs of the Trust in subsequent years. The Trust continues to operate as a going concern.

14 CONTINGENT ASSETS AND LIABILITIES AND COMMITMENTS

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2022 and 30 June 2021.

15 EARNINGS/(LOSS) PER UNIT

Basic earnings/(loss) per unit amounts are calculated by dividing operating profit/(loss) before distributions by the weighted average number of units outstanding during the year.

Diluted earnings per unit are the same as basic earnings/(loss) per unit.

	Year ended 30 June 2022	Year ended 30 June 2021
Operating profit/(loss) attributable to unitholders (\$'000)	28,999	22,930
Weighted average number of units on issue ('000)	338,992	232,721
Basic and diluted earnings per unit (cents)	8.5546	9.8529

16 SEGMENT INFORMATION

The Trust is organised into one main operating segment with only one key function, being the investment of funds predominantly in Australia.

Directors' declaration

In the opinion of the Directors of the Responsible Entity:

- a. the financial statements and notes set out on pages 17 to 35 are in accordance with the Corporations Act 2001, including:**
- (i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
 - (ii) giving a true and fair view of the Trust's financial position as at 30 June 2022 and of its performance for the financial year ended on that date;
- b. there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable;**
- c. Note 2(a) confirms that the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board; and**
- d. the directors have been given the declarations required by s.295A of the Corporations Act 2001**

This declaration is made in accordance with a resolution of the Directors of The Trust Company (RE Services) Limited.



Director

The Trust Company (RE Services) Limited

Sydney
29 August 2022



Independent Auditor's Report

To the unitholders of Qualitas Real Estate Income Fund

Opinion

We have audited the **Financial Report** of Qualitas Real Estate Income Fund ("the Trust").

In our opinion, the accompanying Financial Report of the Company is in accordance with the *Corporations Act 2001*, including:

- giving a true and fair view of the Trust's financial position as at 30 June 2022 and of its financial performance for the year ended on that date; and
- complying with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Statement of financial position as at 30 June 2022;
- Statement of comprehensive income, Statement of changes in equity, and Statement of cash flows for the year then ended;
- Notes including a summary of significant accounting policies
- Directors' Declaration.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report.

We are independent of the Trust in accordance with the *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

For personal use only

Key Audit Matters

Key Audit Matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Report of the current period.

This matter was addressed in the context of our audit of the Financial Report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Valuation of financial asset held at fair value through profit or loss – Qualitas Wholesale Real Estate Income Fund (\$575,426,000)

Refer to Note 5 to the Financial Report

The key audit matter	How the matter was addressed in our audit
<p>One of the financial assets held at fair value through profit or loss is units held in Qualitas Wholesale Real Estate Income Fund (100% owned by the Trust) (“unit holdings”).</p> <p>Qualitas Wholesale Real Estate Income Fund and its investees primarily invests in loans.</p> <p>Valuation of unit holdings is a key matter due to the:</p> <ul style="list-style-type: none"> • financial asset held through profit and loss representing 95.16% of the Trust’s total assets; • degree of audit effort and resources involved in assessing the underlying transaction records; • importance of the performance of this financial asset in driving the Trust’s investment income and capital performance, as reported in the Financial Report; • Trust outsourcing certain processes and controls relevant to recording and valuing investments to external service organisations, specifically the Investment Manager. 	<p>Our procedures included:</p> <ul style="list-style-type: none"> • assessing the appropriateness of the accounting policies applied by the Trust, including those relevant to the fair value hierarchy of investments, against the requirements of the accounting standards. • reading the Trust’s Investment Manager’s GS007 (Guidance Statement 007 Audit Implication of the Use of Service Organisation for Investment Management Services) assurance report to understand the Investment Manager’s processes and assess controls to record and value the Trust’s unit holdings; • confirming the ownership and quantity of the unit holdings to the Qualitas Wholesale Real Estate Income Fund’s unit registry; • comparing the valuation of unit holdings, as recorded in the general ledger, to the net assets of the Qualitas Wholesale Real Estate Income Fund as at 30 June 2022; • assessed quantitative and qualitative disclosures including those relevant to the fair value hierarchy of financial assets, against the requirements of the accounting standards.

Other Information

Other Information is financial and non-financial information in Qualitas Real Estate Income Fund’s annual reporting which is provided in addition to the Financial Report and the Auditor’s Report. The Directors of the Trust Company (RE Services) Limited (the Responsible Entity) are responsible for the Other Information.



Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors of The Trust Company (RE Services) Limited (the Responsible Entity) are responsible for:

- preparing the Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*
- implementing necessary internal control to enable the preparation of a Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error
- assessing the Trust's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at: https://www.auasb.gov.au/admin/file/content102/c3/ar2_2020.pdf. This description forms part of our Auditor's Report.

KPMG

KPMG

Rachel Milum
Partner

Sydney
29 August 2022

ASX additional information

Additional information required by the Australian Stock Exchange Limited Listing Rules and not disclosed elsewhere in this report is as follows. The information is current as at 27 July 2022 unless otherwise indicated.

A. Distribution of Units

Analysis of numbers of unitholders by size of holding:

Size of holding	No of Holders	Total Units	Percentage
Ranges			
1 – 1,000	192	68,138	0.02%
1,001 – 5,000	265	742,160	0.20%
5,001 – 10,000	451	3,482,484	0.93%
10,001 – 100,000	2,477	93,298,318	24.86%
100,001 and over	458	277,641,251	73.99%
Total	3,843	375,232,351	100.00%

B. Largest unitholder

The names of the twenty largest holders of quoted units are listed below:

Size of holding	Holding	Percentage
1	HSBC CUSTODY NOMINEES	49,401,400 13.17%
2	BOND STREET CUSTODIANS LIMITED	31,434,242 8.38%
3	NETWEALTH INVESTMENTS LIMITED	31,354,264 8.36%
4	PGF AUSTRALIA PTY LTD	11,788,081 3.14%
5	BNP PARIBAS NOMINEES PTY LTD	9,552,828 2.55%
6	GUILDFORDS FUNDS MANAGEMENT	7,500,000 2.00%
7	J P MORGAN NOMINEES AUSTRALIA	7,099,959 1.89%
8	QUALITAS PROPERTY PARTNERS PTY	6,250,000 1.67%
9	ALTER FAMILY FOUNDATION PTY	4,456,628 1.19%
10	THE TRUST COMPANY LIMITED^	4,375,000 1.17%
11	HIGHPOINT SHOPPING CENTRES PTY	3,125,000 0.83%
12	NATIONAL NOMINEES LIMITED	3,059,482 0.82%
13	CITICORP NOMINEES PTY LIMITED	2,010,587 0.54%
14	JAMBRA PTY LTD	1,875,000 0.50%
15	FOUNDATION FOR ALCOHOL	1,537,307 0.41%
16	INVIA CUSTODIAN PTY LIMITED	1,464,902 0.39%
17	MRS SHOSHANA ISRAEL	1,406,250 0.37%
18	D F D RHODES PTY LTD	1,250,000 0.33%
19	ASGARD CAPITAL MANAGEMENT LTD	1,143,552 0.30%
20	PORTMAN SQUARE PTY LIMITED	1,100,000 0.29%

^ As Custodian for MA Asset Management

ASX additional information (continued)

C. Substantial unitholders

The number of units held by the Trust's substantial unitholders and the date on which the last notice as lodged with the Trust, were as follows:

	Date of notice	Units
Macquarie Group Limited and its controlled body corporates	16 December 2021	19,486,622

D. Voting rights

Voting rights which may attach to or be imposed on any unit or class of units is as follows:

- (a) on a show of hands each unitholder has one vote; and
- (b) on a poll, each unitholder has one vote for each dollar of the value of the total interests they have in the Trust.

E. Stock exchange listing

The Trust's units are listed on the Australian Securities Exchange and are traded under the code "QRI".

F. Unquoted units

There are no unquoted units on issue.

G. Voluntary escrow

6,250,000 units are subject to a voluntary escrow. This escrow period ends on 27 November 2023.

H. On-market buy-back

There are no on-market buy-back.

I. Registered Office of the Responsible Entity

The Trust Company (RE Services) Limited
Level 18, 123 Pitt Street
Sydney NSW 2000
Telephone: 02 9229 9000

J. Unit registry

Automic Pty Ltd
Level 5, 126 Phillip Street
Sydney NSW 2000

K. Responsible entity company secretaries

Mary Kapota (resigned 8 July 2022)
Gananatha Minithantri
Sylvie Dimarco



QUALITAS

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