

Can you invest in property without investing in property?

Discover the benefits of CRE debt offered
by the Qualitas Real Estate Income Fund

See why now's the time to take advantage of the stable monthly cash
income¹ of loans secured against commercial real estate (CRE).

The Qualitas Real Estate Income Fund (ASX:QRI) offers:

- Stable monthly cash income
- Portfolio diversification
- Focus on capital preservation
- 8% Target Return²



Independent Research:



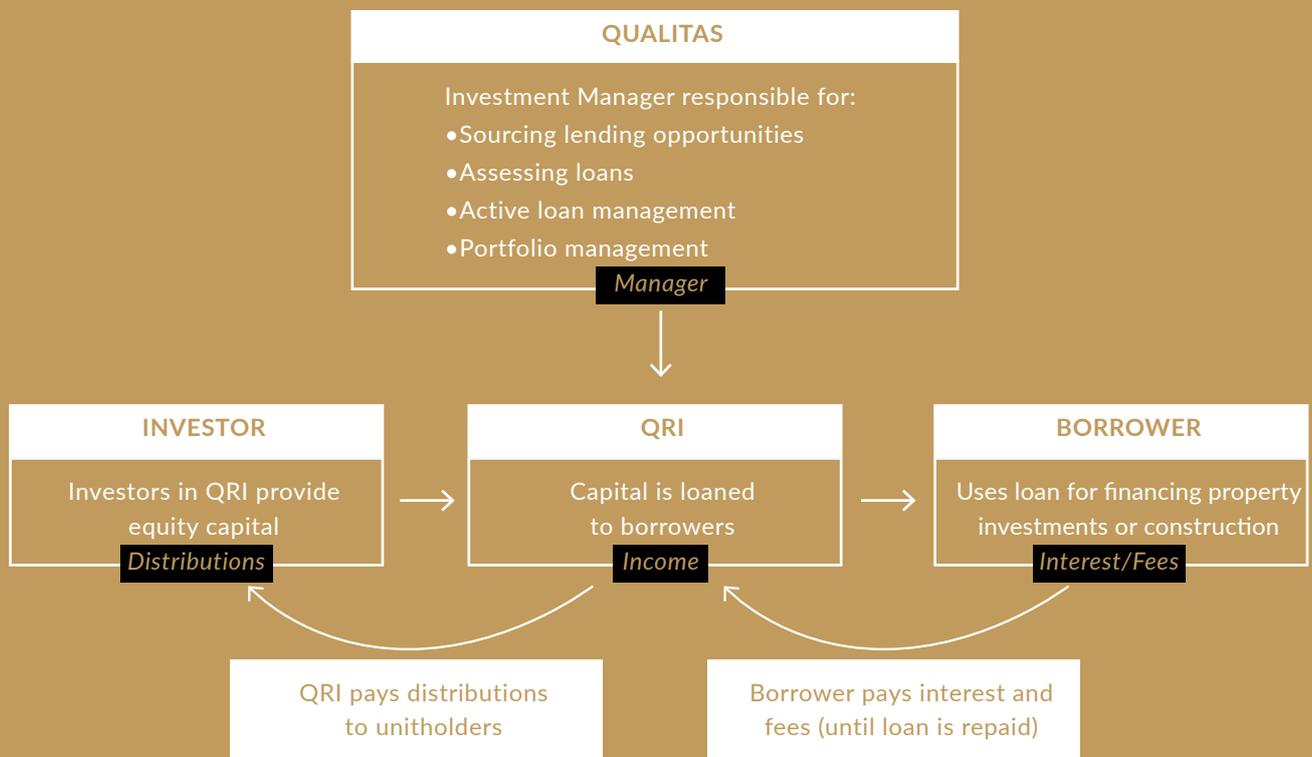
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We can help you harness the growing opportunities of the CRE debt market

The opportunities presented by the commercial real estate debt market have been growing in recent years. As banks withdraw from CRE finance due to increased regulation and capital requirements, alternative lenders are filling a widening gap.

Investors are seeking new ways to secure regular income, especially as they move into retirement. The Qualitas Real Estate Income Fund (ASX: QRI) provides monthly income by investing in real estate assets secured by first or second mortgages¹.

How does it work?



Australia's real estate finance specialists

Established in 2008, Qualitas is a real estate investment management firm that specialises in CRE investing, with approximately \$2.3 billion in funds under management².

We provide finance for real estate projects across the major capital cities of Australia through a combination of institutional and high net worth investor capital along with our own funds.

Our investment philosophy is to seek deep value opportunities across the entire capital structure, underpinned by our institutional-grade risk management, governance and operations systems.

We capitalise on our strong local market knowledge, deep industry contacts and "on-the-ground" infrastructure, spanning origination, execution, and active asset and loan management.

As the investment manager for QRI, Qualitas brings:

- A 10-year track record as an investment manager
- Extensive experience across commercial real estate loans³
- A high-calibre, non-executive advisory board
- Selective investment filtering and due diligence
- A disciplined investment approach.

To add an investment in CRE debt to your portfolio,
find out more today.

qualitas.com.au/invest | (03) 9612 3900

Invest in the Qualitas Real Estate Income Fund today

If you're looking to diversify your portfolio beyond traditional property and share investments, now's the time to consider the opportunities of CRE debt investments. The Qualitas Real Estate Income Fund (ASX: QRI) provides:

- Investments in loans secured against commercial real estate
- Exposure to a stable and defensive asset class
- Low correlation with share markets
- A way to profit from the growth of non-bank lending
- An alternative strategy for building wealth

To find out more, visit qualitas.com.au/invest or speak to your broker or adviser.

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