Update Summary

Entity name

QUALITAS REAL ESTATE INCOME FUND

Security on which the Distribution will be paid

QRI - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

14/11/2022

Reason for the Update

Actual Distribution Announcement

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

QUALITAS REAL ESTATE INCOME FUND

1.2 Registered Number Type

ARSN

Registration Number

627917971

1.3 ASX issuer code

QRI

1.4 The announcement is

☑ Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Actual Distribution Announcement

1.4b Date of previous announcement(s) to this update

31/10/2022

1.5 Date of this announcement

14/11/2022

1.6 ASX +Security Code

QRI

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution
☑ Ordinary

2A.2 The Dividend/distribution:

relates to a period of one month

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/10/2022

2A.4 +Record Date

4/11/2022

2A.5 Ex Date

3/11/2022

2A.6 Payment Date

15/11/2022

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?
- **Security holder approval**
- **Court approval**
- **Lodgement of court order with +ASIC**
- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.**

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.00951000

Estimated or Actual?
Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?
No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?
We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?
Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?
No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?
No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.00951000

3A.1a(i) Date that actual ordinary amount will be announced

14/11/2022

Estimated or Actual?
☑ Actual

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.00951000

3A.2 Is the ordinary dividend/distribution franked?
☑ No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.00951000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?
☑ Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Monday November 7, 2022 17:00:00

4A.3 DRP discount rate

0.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

End Date

4A.5 DRP price calculation methodology

Net Asset Value of a unit is determined in accordance with the Fund's constitution on the record date.

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

4A.8 Will DRP +securities be a new issue?
☑ Yes

4A.8a Do DRP +securities rank pari passu from +issue date?
☑ Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

4A.11 Are there any other conditions applying to DRP participation?

4A.12 Link to a copy of the DRP plan rules

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary