

13 December 2023

The Manager  
Company Notices Section  
ASX Limited  
Level 4, North Tower, Rialto Towers  
525 Collins Street  
MELBOURNE VIC 3000

Dear Sir/Madam

**Cleansing Notice – Notice under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth)**

This notice is given by The Trust Company (RE Services) Limited ACN 003 278 831 (**RE**) in its capacity as the responsible entity (**Responsible Entity**) of the Qualitas Real Estate Income Fund ARSN 627 917 971 (ASX:QRI) (**QRI**) under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Corporations Act**).

The Responsible Entity states that:

- (a) it has completed the issue and allotment of 25,711,094 fully paid QRI units (**New Units**) to wholesale investors at a price of \$1.60 per New Unit pursuant to a private placement, the results of which were announced to ASX on 8 December 2023;
- (b) the New Units were issued without a product disclosure statement for the New Units being prepared;
- (c) this notice is being given under section 1012DA(5)(e) of the *Corporations Act*;
- (d) as a disclosing entity, the Responsible Entity, in its capacity as responsible entity of QRI, and issuer of the New Units, is subject to regular reporting and disclosure obligations;
- (e) as at the date of this notice, the Responsible Entity has complied with the provisions of Chapter 2M, and of sections 674 and 674A of the *Corporations Act*, as those provisions apply to QRI; and
- (f) as at the date of this notice, the Responsible Entity is not aware of any excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the *Corporations Act*.

Yours sincerely

Teresa Lee-Antonas  
Senior Client Manager  
The Trust Company (RE Services) Limited

Sylvie Dimarco  
Company Secretary  
The Trust Company (RE Services) Limited