



Announcement Summary

Entity name

QUALITAS REAL ESTATE INCOME FUND

Announcement Type

New announcement

Date of this announcement

5/3/2025

The Proposed issue is:

A placement or other type of issue

Total number of +securities proposed to be issued for a placement or other type of issue

ASX +security code	+Security description	Maximum Number of +securities to be issued
QRI	ORDINARY UNITS FULLY PAID	41,815,903

Proposed +issue date

12/3/2025

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of +Entity**

QUALITAS REAL ESTATE INCOME FUND

We (the entity named above) give ASX the following information about a proposed issue of +securities and, if ASX agrees to +quote any of the +securities (including any rights) on a +deferred settlement basis, we agree to the matters set out in Appendix 3B of the ASX Listing Rules.

If the +securities are being offered under a +disclosure document or +PDS and are intended to be quoted on ASX, we also apply for quotation of all of the +securities that may be issued under the +disclosure document or +PDS on the terms set out in Appendix 2A of the ASX Listing Rules (on the understanding that once the final number of +securities issued under the +disclosure document or +PDS is known, in accordance with Listing Rule 3.10.3C, we will complete and lodge with ASX an Appendix 2A online form notifying ASX of their issue and applying for their quotation).

**1.2 Registered Number Type**

ARSN

**Registration Number**

627917971

**1.3 ASX issuer code**

QRI

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

5/3/2025

**1.6 The Proposed issue is:**

A placement or other type of issue



Part 7 - Details of proposed placement or other issue

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Part 7A - Conditions

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**7A.1 Do any external approvals need to be obtained or other conditions satisfied before the placement or other type of issue can proceed on an unconditional basis?**

No

Part 7B - Issue details

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**Is the proposed security a 'New class' (+securities in a class that is not yet quoted or recorded by ASX) or an 'Existing class' (additional securities in a class that is already quoted or recorded by ASX)?**

Existing class

**Will the proposed issue of this +security include an offer of attaching +securities?**

No

Details of +securities proposed to be issued

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**ASX +security code and description**

QRI : ORDINARY UNITS FULLY PAID

**Number of +securities proposed to be issued**

41,815,903

**Offer price details**

**Are the +securities proposed to be issued being issued for a cash consideration?**

Yes

**In what currency is the cash consideration being paid?**

AUD - Australian Dollar

**What is the issue price per +security?**

AUD 1.60000

**Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class?**

Yes



## Part 7C - Timetable

### 7C.1 Proposed +issue date

12/3/2025

## Part 7D - Listing Rule requirements

**7D.1 Has the entity obtained, or is it obtaining, +security holder approval for the entire issue under listing rule 7.1?**  
No

**7D.1b Are any of the +securities proposed to be issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?**  
Yes

**7D.1b ( i ) How many +securities are proposed to be issued without security holder approval using the entity's 15% placement capacity under listing rule 7.1?**

41,815,903

**7D.1c Are any of the +securities proposed to be issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?**  
No

**7D.2 Is a party referred to in listing rule 10.11 participating in the proposed issue?**  
No

**7D.3 Will any of the +securities to be issued be +restricted securities for the purposes of the listing rules?**  
No

**7D.4 Will any of the +securities to be issued be subject to +voluntary escrow?**  
No

## Part 7E - Fees and expenses

**7E.1 Will there be a lead manager or broker to the proposed issue?**  
Yes

**7E.1a Who is the lead manager/broker?**

The placement is to be managed by Morgans Financial Limited and E&P Corporate Advisory Pty Ltd (Joint Lead Arrangers) and Ord Minnett Limited (together with the Joint Lead Arrangers, the Joint Lead Managers).

**7E.1b What fee, commission or other consideration is payable to them for acting as lead manager/broker?**

The Joint Lead Arrangers are each entitled to an arranger fee equal to 0.10% of the aggregate firm allocation of the Joint Lead Managers, their brokers, co-managers and affiliates under the Offer.  
The Joint Lead Managers are entitled to a lead manager selling fee of 1.25% of the aggregate value of offer units allocated to the respective Joint Lead Manager and its brokers, co-managers and affiliates, under the Offer.  
The Joint Lead Managers are also entitled to their respect proportion of an allocation fee of 1.00% of the aggregate value of Offer Units allocated to the Joint Lead Managers, their brokers, co-managers and affiliates from wholesale clients under the Offer.

**7E.2 Is the proposed issue to be underwritten?**  
No

**7E.4 Details of any other material fees or costs to be incurred by the entity in connection with the proposed issue**



Part 7F - Further Information

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**7F.01 The purpose(s) for which the entity is issuing the securities**

The proceeds will be invested by QRI Manager Pty Ltd (as manager of the Trust) in accordance with the investment mandate of QRI and consistent with the latest Product Disclosure Statement of the Trust dated 7 October 2021.

**7F.1 Will the entity be changing its dividend/distribution policy if the proposed issue proceeds?**

No

**7F.2 Any other information the entity wishes to provide about the proposed issue**

**7F.3 Any on-sale of the +securities proposed to be issued within 12 months of their date of issue will comply with the secondary sale provisions in sections 707(3) and 1012C(6) of the Corporations Act by virtue of:**

The publication of a cleansing notice under section 708A(5), 708AA(2)(f), 1012DA(5) or 1012DAA(2)(f)