



Update Summary

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**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**

12/9/2025

**Reason for the Update**

update to actual

**Refer to below for full details of the announcement**



## Announcement Details

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### Part 1 - Entity and announcement details

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**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**

update to actual

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

29/8/2025

**1.5 Date of this announcement**

12/9/2025

**1.6 ASX +Security Code**

QRI

**ASX +Security Description**

ORDINARY UNITS FULLY PAID

### Part 2A - All dividends/distributions basic details

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**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)**

31/8/2025

**2A.4 +Record Date**

4/9/2025

**2A.5 Ex Date**

3/9/2025

**2A.6 Payment Date**

15/9/2025

**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****Estimated or Actual?**

Actual

AUD 0.00858500

**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

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**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 0.00858500

**3A.1a(i) Date that actual ordinary amount will be announced****Estimated or Actual?**

Actual

12/9/2025

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

AUD 0.00858500

**3A.2 Is the ordinary dividend/distribution franked?****3A.3 Percentage of ordinary dividend/distribution that is**

**franked**

%

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

AUD

**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

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

AUD

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**Part 4A - +Dividend reinvestment plan (DRP)**

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**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**

Friday September 5, 2025 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**

The price of shares acquired under the DRP will be the lesser of:

1. The most recent weekly NTA price which QRI has released to the ASX immediately prior to the record date for the relevant dividend and,
2. The average price of all shares acquired on ASX under the DRP during the period set by the Board.

**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

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

**5.2 Additional information for inclusion in the Announcement Summary**