



Announcement Summary

Entity name

QUALITAS REAL ESTATE INCOME FUND

Announcement Type

New announcement

Date of this announcement

Wednesday November 12, 2025

The +securities to be quoted are:

+Securities issued as part of a transaction or transactions previously announced to the market in an Appendix 3B

Total number of +securities to be quoted

ASX +security code	Security description	Number of +securities to be quoted	Issue date
QRI	ORDINARY UNITS FULLY PAID	21,642,438	12/11/2025

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

QUALITAS REAL ESTATE INCOME FUND

We (the entity named above) apply for +quotation of the following +securities and agree to the matters set out in Appendix 2A of the ASX Listing Rules.

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

12/11/2025



Part 2 - Type of Issue

2.1 The +securities to be quoted are:

+Securities issued as part of a transaction or transactions previously announced to the market in an Appendix 3B

Previous Appendix 3B details:

Announcement Date and Time	Announcement Title	Selected Appendix 3B to submit quotation request
16-Oct-2025 09:35	New - Proposed issue of securities - QRI	A standard +pro rata issue (non-renounceable)

2.3a.2 Are there any further issues of +securities yet to take place to complete the transaction(s) referred to in the Appendix 3B?

Yes

2.3a.3 Please provide details of the further issues of +securities yet to take place to complete the transaction(s) referred to in the Appendix 3B

Shortfall Offer to be taken up at a future date no later than 5 February, 2026.



Part 3A - number and type of +securities to be quoted where issue has previously been notified to ASX in an Appendix 3B

Corporate Action Component Detail

ASX +security code and description

QRI : ORDINARY UNITS FULLY PAID

Issue date

12/11/2025

Distribution Schedule

Provide a distribution schedule for the new +securities according to the categories set out in the left hand column - including the number of recipients and the total percentage of the new +securities held by the recipients in each category.

Number of +securities held	Number of holders	Total percentage of +securities held For example, to enter a value of 50% please input as 50.00
1 - 1,000		%
1,001 - 5,000		%
5,001 - 10,000		%
10,001 - 100,000		%
100,001 and over		%

Issue details

Number of +securities to be quoted

21,642,438

Issue currency

AUD - Australian Dollar

Issue price or consideration per +security

AUD 1.60000000

Any other information the entity wishes to provide about the +securities to be quoted





Part 4 - Issued capital following quotation

Following the quotation of the +securities the subject of this application, the issued capital of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (total number of each +class of +securities quoted on ASX following the +quotation of the +securities subject of this application)

ASX +security code and description	Total number of +securities on issue
QRI : ORDINARY UNITS FULLY PAID	630,928,032

4.2 Unquoted +securities (total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
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