

17 November 2025

Responsible Entity Board Changes

The Trust Company (RE Services) Limited (ACN 003 278 831) (the Responsible Entity), part of Perpetual Limited, is the responsible entity for Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX:QRI) and advises the resignation of Vicki Riggio as a Director effective 16 November 2025, and the appointment of David Manoukian as an Executive Director, of the Responsible Entity, effective 17 November 2025. Phillip Blackmore will be appointed Alternate Director for David Manoukian for the Responsible Entity effective 17 November 2025.

David Manoukian – Chief Financial Officer | Perpetual Corporate Trust

David Manoukian, CFO of Perpetual Corporate Trust, brings 25 years of extensive experience in finance and strategic business leadership. Since joining Perpetual in 2008, David has held various senior finance roles, including General Manager of Strategy & Business Insights, where he oversaw the Group's financial planning & analysis, corporate finance, strategy, business performance & analytics, and client insights functions. In addition to his strategic contributions at Perpetual Corporate Trust, David has served as a commercial finance business partner supporting the Perpetual Group and Perpetual Investments, gaining a deep understanding of the company's financial drivers, external market landscape and stakeholders.

Mr Manoukian began his career with KPMG as a Chartered Accountant, later advancing to a commercial finance role at Electrolux (AB) before joining Perpetual. He holds a Bachelor of Commerce from the University of Sydney and is a member of the Institute of Chartered Accountants Australia. He is also a Graduate of the Australian Institute of Company Directors (GAICD).

The current Directors and Company Secretaries of the Responsible Entity are as follows:

Directors:

- Glenn Foster – Independent Non-executive Chairman
- Alexis Dodwell – Independent Non-executive Director
- David Manoukian
- Phillip Blackmore (Alternate Director for David Manoukian)

Company Secretaries:

- Sylvie Dimarco
- Manichanh Phompida

Authorised for release by the Trust Company (RE Services) Limited in its capacity as responsible entity.

For further information, please contact:

Sylvie Dimarco
Company Secretary

Tel: +61 2 9229 9000

Email: companysecretary@perpetual.com.au

-ENDS-

Appendix 3X

Initial Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity The Trust Company (RE Services) Limited in its capacity as Responsible Entity for: - Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX:QRI)
ABN 45 003 278 831

We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	David Manoukian
Date of appointment	17 November 2025

Part 1 - Director's relevant interests in securities of which the director is the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Number & class of securities Nil
--

+ See chapter 19 for defined terms.

Appendix 3X

Initial Director's Interest Notice

Part 2 – Director's relevant interests in securities of which the director is not the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest.	Number & class of Securities
Nil	Nil

Part 3 – Director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
No. and class of securities to which interest relates	Not Applicable

+ See chapter 19 for defined terms.

Appendix 3Z

Final Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity The Trust Company (RE Services) Limited in its capacity as Responsible Entity for: - Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX:QRI) ABN 45 003 278 831
--

We (the entity) give ASX the following information under listing rule 3.19A.3 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of director	Vicki Riggio
Date of last notice	21 November 2019
Date that director ceased to be director	16 November 2025

Part 1 – Director's relevant interests in securities of which the director is the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Number & class of securities Nil
--

+ See chapter 19 for defined terms.

Appendix 3Z

Final Director's Interest Notice

Part 2 – Director's relevant interests in securities of which the director is not the registered holder

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest	Number & class of securities
Nil	Nil

Part 3 – Director's interests in contracts

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
No. and class of securities to which interest relates	Not Applicable

+ See chapter 19 for defined terms.