

20 November 2025

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 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 98,892 fully paid QRI units (**New Units**) to QRI Manager at a price of \$1.60 per New Unit in part satisfaction of the performance fees due to QRI Manager under the IMA, the Appendix 2A of which was provided to ASX on 19 November 2025;
- (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*.

Authorised for release by the Responsible Entity

Yours sincerely

Daniel Picone
Senior Client Manager
The Trust Company (RE Services) Limited

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