



Announcement Summary

Name of entity

QUALITAS REAL ESTATE INCOME FUND

Announcement type

New announcement

Date of this announcement

18/3/2026

ASX Security code and description of the class of +securities the subject of the buy-back

QRI : ORDINARY UNITS FULLY PAID

The type of buy-back is:

On market buy-back

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) provide the following information about our buy-back.

1.2 Registration 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

18/3/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

QRI : ORDINARY UNITS FULLY PAID



Part 2 - Type of buy-back

2.1 The type of buy-back is:
On market buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

608,271,360

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

Yes

3A.5a Maximum number of securities proposed to be bought back

60,827,136

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Morgans Financial Limited

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

No



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

2/4/2026

3C.3 Proposed buy-back end date

18/3/2027

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

The Responsible Entity will fund the purchase price of the on-market buy-back from existing cash reserves of the Trust comprising scheme property.

The Responsible Entity and its associates do not hold any units in the Trust.

The Responsible Entity reserves the right to suspend or terminate the buy-back at any time.