

15 May 2024

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 ASIC Corporations (Share and Interest Purchase Plans) Instrument 2019/547

This notice is given by The Trust Company (RE Services) Limited ACN 003 278 831 (**RE**) in its capacity as the responsible entity (**Responsible Entity**) of the Qualitas Real Estate Income Fund ARSN 627 917 971 (ASX:QRI) (**QRI**) as required by paragraph 7(f)(ii) of *ASIC Corporations (Share and Interest Purchase Plans) Instrument 2019/547* (**ASIC Instrument**).

The RE announced on Tuesday, 14 May 2024 that it intends to offer eligible unitholders the opportunity to subscribe for up to A\$30,000 worth of new ordinary units in the Trust (**New Units**) under a unit purchase plan (**Offer**). The Offer documents will be despatched to eligible unitholders on Thursday, 16 May 2024.

With respect to the Offer, the RE states that:

- (a) the RE will make offers to issue New Units under a purchase plan (as defined in the ASIC Instrument) without giving a Product Disclosure Statement under Division 2 of Part 7.9 of the Corporations Act;
- (b) this notice is being given in accordance with the ASIC Instrument;
- (c) as at the date of this notice, the RE has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to QRI; and
 - (ii) section 674 of the Corporations Act; and
- (d) as at the date of this notice, there is no excluded information of the type referred to in subsections 1012DA(7) and 1012DA(8) of the Corporations Act as if this notice were a notice under paragraph 1012DA(5)(e) of the Corporations Act.

This notice has been authorised for release by the Responsible Entity.

Yours sincerely

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

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