

The Trust Company  
(RE Services) Limited  
ACN 003 278 831  
ABN 45 003 278 831  
AFSL 235150

Level 18, 123 Pitt Street,  
Sydney, NSW 2000

P: (02) 9229 9000  
F: +61 2 8256 1427  
[www.perpetual.com.au](http://www.perpetual.com.au)



18 November 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 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 (**RE**) 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 183,990 fully paid QRI units (**New Units**) to QRI Manager at a price of \$1.60 per New Unit pursuant to the performance fees due under the IMA, the Appendix 2A of which was announced to ASX on 15 November 2024;
- (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.

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