

12 December 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 2,500,000 fully paid QRI units (**New Units**) to wholesale investors at a price of \$1.60 per New Unit pursuant to a private placement, the results of which were announced to ASX on 2 December 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 Manager  
The Trust Company (RE Services) Limited

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