

12 February 2025

The Manager  
Market Announcements Office  
ASX Limited  
Rialto Towers  
Level 50, 525 Collins Street  
MELBOURNE VIC 3000

Dear Sir/Madam

**Notice under section 1012DAA(2)(f) of the Corporations Act 2001 (Cth)**

This notice is given by The Trust Company (RE Services) Limited ACN 003 278 831 (**TrustCo**) as the responsible entity of the Qualitas Real Estate Income Fund ARSN 627 917 971 (**Trust**) (ASX: QRI) under section 1012DAA(2)(f) of the *Corporations Act 2001 (Cth)* (**Corporations Act**) as notionally modified by *ASIC Corporations (Non-Traditional Rights Issue) Instrument 2016/84* and *ASIC Corporations (Disregarding Technical Relief) Instrument 2016/73* (**ASIC Instruments**).

Where applicable, references in this notice are to sections of the Corporations Act as modified by the ASIC Instruments.

TrustCo as responsible entity of the Trust (**Responsible Entity**) has announced a pro rata non-renounceable entitlement offer (**Entitlement Offer**) of 1 fully paid ordinary unit in the Trust (**New Unit**) for every 5 fully paid ordinary units held in the Trust as at 7.00pm (AEDT) on Monday, 17 February 2025 at a price of A\$1.60 per New Unit to existing eligible unitholders and certain new institutional investors (subject to a shortfall).

The Responsible Entity states that:

- (a) the New Units were issued without a Product Disclosure Statement for those New Units being prepared;
- (b) this notice is being given under section 1012DAA(2)(f) of the Corporations Act;
- (c) as a disclosing entity, the Responsible Entity is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Responsible Entity has complied with:
  - (i) the provisions of Chapter 2M of the Corporations Act as they apply to the Trust; and
  - (ii) sections 674 and 674A of the Corporations Act as they applies to the Trust;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) and 1012DAA(9) of the Corporations Act; and
- (f) the potential effect that the Entitlement Offer will have on the control of the Trust, and the consequences of that effect, will depend on a number of factors, including investor demand and existing unitholdings. However, the Responsible Entity does not believe that any person will increase their voting power in Trust under the Entitlement Offer in a way that will have any material impact on the control of the Trust.

Yours sincerely

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

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