Update Summary

Entity name

QUALITAS REAL ESTATE INCOME FUND

Security on which the Distribution will be paid

QRI - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

13/11/2026

Reason for the Update

update to actual distribution

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

QUALITAS REAL ESTATE INCOME FUND

1.2 Registered Number Type

ARSN

Registration Number

627917971

1.3 ASX issuer code

QRI

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

update to actual distribution

1.4b Date of previous announcement(s) to this update

30/10/2026

1.5 Date of this announcement

13/11/2026

1.6 ASX +Security Code

QRI

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one month

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/10/2026

2A.4 +Record Date

5/11/2026

2A.5 Ex Date

4/11/2026

2A.6 Payment Date

16/11/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- **Security holder approval**
- **Court approval**
- **Lodgement of court order with +ASIC**
- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.**

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.01053200

Estimated or Actual?
Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?
No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?
We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?
Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?
No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?
No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.01053200

3A.1a(i) Date that actual ordinary amount will be announced

13/11/2026

Estimated or Actual?
Actual

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.01053200

3A.2 Is the ordinary dividend/distribution franked?

3A.3 Percentage of ordinary dividend/distribution that is

franked

%

3A.4 Ordinary dividend/distribution franked amount per +security

AUD

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?
Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Friday November 6, 2026 17:00:00

4A.3 DRP discount rate

0.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

End Date

4A.5 DRP price calculation methodology

The price of shares acquired under the DRP will be the lesser of:
1. The most recent weekly NTA price which QRI has released to the ASX immediately prior to the record date for the relevant dividend and,
2. The average price of all shares acquired on ASX under the DRP during the period set by the Board.

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

4A.8 Will DRP +securities be a new issue?
Yes

4A.8a Do DRP +securities rank pari passu from +issue date?
Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

4A.11 Are there any other conditions applying to DRP participation?

4A.12 Link to a copy of the DRP plan rules

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary