The Trust Company (RE Services) Limited
ACN 003 278 831
AFSL 235150
Level 14, 123 Pitt Street
Sydney, NSW, 2000

16 November 2026

Responsible Entity Board Changes

The Trust Company (RE Services) Limited (ACN 003 278 831) the Responsible Entity for Qualitas Real Estate Income Fund(ARSN 627 917 971, ASX: QRI), announces the following changes to its Board. Wendy Norris and Philip Moffitt have been appointed as independent Non-executive Directors, effective 16 November 2026. Alexis Dodwell has elected to not seek re appointment at the end of her three year term as an independent Non-executive Director. Glenn Foster will retire in January 2027 upon completing his six-year term and remains Chair until that time. In addition Phillip Blackmore, previously an Alternate Director for David Manoukian, has been appointed as an Executive Director, effective today.

Perpetual Corporate Trust CEO Richard McCarthy said: “Following Glenn Foster’s planned retirement in January 2027, we have appointed two independent Non-executive Directors to strengthen the Board’s governance and expertise, and to bring additional private credit and markets experience. Their skills complement the risk, compliance, finance and business leadership of our Executive Directors, and ensure that half of the Board’s non-executive directors are independent.”

Wendy Norris

Ms Norris has more than 30 years’ experience across institutional investment management, private markets, infrastructure, project finance and investment governance. She is currently a Board Investment Committee Advisor to Rest Super.

Ms Norris was previously Chief Executive Officer of OneFortyOne and spent 13 years with the Future Fund, including as Deputy Chief Investment Officer, where she chaired the Investment Committee and oversaw approximately A$60 billion in private market investments. Earlier, she held senior infrastructure and project finance roles with Hastings Funds Management and ABN AMRO.

Philip Moffitt

Mr Moffitt has more than three decades of institutional funds management experience across fixed income, hedge funds, emerging markets and private assets. He is a Non-executive Director of Aware Super, where he chairs the Investment Committee and Direct Asset Committee, and a Non-executive Director of Platinum Asset Management.

Mr Moffitt was previously a Partner at Goldman Sachs for more than 20 years, within a 33-year investment management career that included Bankers Trust and Tokai Asia. He has chaired the Goldman Sachs Australia Managed Fund Board and contributes to the Australian Institute of Company Directors APRA Regulated Entity Committee.

Following these changes, the Directors and Company Secretaries of the Responsible Entity are:

Directors:

- Glenn Foster – Independent Non-executive Director and Chair (retiring January 2027)
- Wendy Norris – Independent Non-executive Director
- Philip Moffitt – Independent Non-executive Director

- David Manoukian – Executive Director
- Phillip Blackmore – Executive Director

Company Secretaries:

- Sylvie Dimarco
- Manichanh Phompida
- Helen Jovanovic

Authorised for release by The Trust Company (RE Services) Limited in its capacity as responsible entity.

For further information, please contact:

Daniel Wright
Senior Communications Manager

Tel: 0478 405 701
Email: daniel.wright@perpetual.com.au

-ENDS-

Rule 3.19A.3

Appendix 3Z

Final Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity
The Trust Company (RE Services) Limited in its capacity as Responsible Entity for: - Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX:**QRI**)
ABN 45 003 278 831

We (the entity) give ASX the following information under listing rule 3.19A.3 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of director	Alexis Winton Dodwell
Date of last notice	1 November 2023
Date that director ceased to be director	16 November 2026

Part 1 – Director's relevant interests in securities of which the director is the registered holder
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Number & class of securities
Nil

+ See chapter 19 for defined terms.

Part 2 – Director's relevant interests in securities of which the director is not the registered holder

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest	**Number & class of securities**
Nil	Nil

Part 3 – Director's interests in contracts

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
No. and class of securities to which interest relates	Not Applicable

Rule 3.19A.1

Appendix 3X

Initial Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity
The Trust Company (RE Services) Limited in its capacity as Responsible Entity for: - Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX: **QRI**)
ABN 45 003 278 831

We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Philip Jamieson Moffitt
Date of appointment	16 November 2026

Part 1 - Director's relevant interests in securities of which the director is the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Number & class of securities
Nil

+ See chapter 19 for defined terms.

Part 2 – Director's relevant interests in securities of which the director is not the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest. Not Applicable	**Number & class of Securities** Nil

Part 3 – Director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
No. and class of securities to which interest relates	Not Applicable

Rule 3.19A.1

Appendix 3X

Initial Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity
The Trust Company (RE Services) Limited in its capacity as Responsible Entity for: - Qualitas Real Estate Income Fund (ARSN: 627 917 971, ASX: **QRI**)
ABN 45 003 278 831

We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Wendy Anne Norris
Date of appointment	16 November 2026

Part 1 - Director's relevant interests in securities of which the director is the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Number & class of securities
Nil

+ See chapter 19 for defined terms.

Part 2 – Director's relevant interests in securities of which the director is not the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest. Not Applicable	**Number & class of Securities** Nil

Part 3 – Director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not Applicable
Nature of interest	Not Applicable
Name of registered holder (if issued securities)	Not Applicable
No. and class of securities to which interest relates	Not Applicable