16 November 2026

Metrics Real Estate Income Fund

Update on external audit arrangements

Equity Trustees Limited (ABN 46 004 031 298, AFSL 240975) (the **Responsible Entity**) in its capacity as responsible entity of the Metrics Real Estate Income Fund (ARSN 671 699 228) (**Fund**) advises that the external audit of the Fund will be tendered.

The Manager of the Fund, Metrics Credit Partners Pty Limited and the Responsible Entity will progress the tender during the current financial year.

By mutual agreement, KPMG will not participate in the tender and will remain as the Fund's auditor until a change of auditor takes effect.

The Responsible Entity will provide further updates as appropriate.

Authorised for release by the Responsible Entity.

About Metrics

Metrics is an Australian based alternative asset management firm specialising in direct lending to Australian companies and is an active participant in the Australian private credit market, fixed income, equity and capital markets. Metrics is the manager of a number of wholesale and retail (listed and unlisted) investment trusts including the Fund, the Metrics Direct Income Fund, the Metrics Master Income Trust (ASX: MXT), the Metrics Income Opportunities Trust (ASX: MOT) and the Metrics Real Estate Multi-Strategy Fund (ASX:MRE).

Important Information

This Notice is issued by Equity Trustees Limited ABN 46 004 031 298, the issuer of units in the Fund.
The information contained in this Notice is factual information only that is of a general nature. It does not contain financial product advice. We have not taken your objectives, financial situation or needs into account when preparing this information so it may not be applicable to your circumstances. Prior to making an investment decision with respect to the Fund, you should read the product disclosure statement (**PDS**) and additional information booklet (AIB) for the Fund in full (including this Notice), available at www.metrics.com.au/funding-solutions/metrics-real-estate-income-fund (if the PDS and AIB have not been withdrawn). You should carefully consider your particular investment objectives, financial circumstances and investment needs (including financial and taxation issues) and you should seek advice from your professional adviser before you make any financial decision about the Fund.
Equity Trustees has issued a target market determination (**TMD**) in respect of the Fund which is available at www.metrics.com.au/funding-solutions/metrics-real-estate-income-fund (if the TMD has not been withdrawn).
If you have any questions about this Notice, please contact the Distribution Partner Tel: 1300 010 311 (between 9:00am to 5:00pm Sydney time Monday to Friday).