

Appendix 3Y

Change of 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 30/09/01 Amended 01/01/11

Name of entity	Qualitas Limited (Company)
ABN	46 655 057 588

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Darren Steinberg
Date of last notice	13 September 2024

Part 1 - Change of director's relevant interests in securities

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.

Direct or indirect interest	Indirect interests
<p>Nature of indirect interest (including registered holder)</p> <p><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small></p>	<p>1) Ordinary shares in the Company (Ordinary Shares) registered in the name of DJS Investment Holdings Pty Ltd atf DJS Super Fund. Relevant interest arising under section 608(3) of the Corporations Act 2001 (Cth) by virtue of the power to control the exercise of the right of DJS Investment Holdings Pty Ltd atf DJS Super Fund to vote and dispose of the securities.</p> <p>2) Units in the Qualitas Real Estate Income Fund (ASX:QRI) (QRI Units) registered in the name of DJS Investment Holdings Pty Ltd atf Steinberg Family Trust. Relevant interest arising under section 608(3) of the Corporations Act 2001 (Cth) by virtue of the power to control the exercise of the right of DJS Investment Holdings Pty Ltd atf Steinberg Family Trust to vote and dispose of the securities.</p> <p>Notified in accordance with a Company internal policy requiring directors of the Company to provide notice of QRI Units held and changes to number of QRI Units held.</p>

+ See chapter 19 for defined terms.

Appendix 3Y

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Date of change	16 April 2025
No. of securities held prior to change	43,859 Ordinary Shares registered in the name of DJS Investment Holdings Pty Ltd atf DJS Super Fund.
Class	QRI Units
Number acquired	62,500 QRI Units
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$1.61 per QRI Unit
No. of securities held after change	<ol style="list-style-type: none"> 1) 43,859 Ordinary Shares registered in the name of DJS Investment Holdings Pty Ltd atf DJS Super Fund. 2) 62,500 QRI Units registered in the name of DJS Investment Holdings Pty Ltd atf Steinberg Family Trust.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	On-market acquisition.

Part 2 – Change of 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	N/A
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	

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Appendix 3Y
Change of Director's Interest Notice

Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.