

# 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

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Name of entity</b> | Qualitas Limited ( <b>Company</b> ) |
| <b>ABN</b>            | 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.

|                            |                   |
|----------------------------|-------------------|
| <b>Name of Director</b>    | Andrew Fairley AM |
| <b>Date of last notice</b> | 28 June 2022      |

### 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                                                                                                                                         | Direct and indirect interests                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Nature of indirect interest (including registered holder)</b><br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | <ol style="list-style-type: none"><li>1) Ordinary shares in the Company (<b>Ordinary Shares</b>) registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme and Burnewang Holdings Pty Ltd as trustee for the Fairley Investment 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 Boroko Pty Ltd as trustee for the Fairley Super Scheme and Burnewang Holdings Pty Ltd as trustee for the Fairley Investment Trust to vote and dispose of the securities.</li><li>2) Units in Qualitas Real Estate Income Fund (ASX:QRI) (<b>QRI Units</b>) registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme and Goulburn Valley Broadcasters Pty Ltd. 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 Boroko Pty Ltd as trustee for the Fairley Super Scheme and Goulburn Valley Broadcasters Pty Ltd to vote and dispose of the securities.</li></ol> <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

### Change of Director's Interest Notice

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| <b>Date of change</b>                                                                                                                                                       | 1 July 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>No. of securities held prior to change</b>                                                                                                                               | <ol style="list-style-type: none"> <li>1) 20,000 Ordinary Shares registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme.</li> <li>2) 187,400 Ordinary Shares registered in the name of Burnewang Holdings Pty Ltd as trustee for the Fairley Investment Trust.</li> <li>3) 50,000 Ordinary Shares registered in the name of Andrew Fairley AM.</li> <li>4) 142,729 QRI Units registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme.</li> </ol>                                                                                             |
| <b>Class</b>                                                                                                                                                                | <ol style="list-style-type: none"> <li>1) Ordinary Shares in the Company (Ordinary Shares)</li> <li>2) Units in Qualitas Real Estate Income Fund (ASX:QRI) (QRI Units)</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Number acquired</b>                                                                                                                                                      | 21,430 QRI Units registered in the name of Goulburn Valley Broadcasters Pty Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Number disposed</b>                                                                                                                                                      | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and estimated valuation                                                                   | \$1.3977 per QRI Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>No. of securities held after change</b>                                                                                                                                  | <ol style="list-style-type: none"> <li>1) 20,000 Ordinary Shares registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme.</li> <li>2) 187,400 Ordinary Shares registered in the name of Burnewang Holdings Pty Ltd as trustee for the Fairley Investment Trust.</li> <li>3) 50,000 Ordinary Shares registered in the name of Andrew Fairley AM.</li> <li>4) 142,729 QRI Units registered in the name of Boroko Pty Ltd as trustee for the Fairley Super Scheme.</li> <li>5) 21,430 QRI Units registered in the name of Goulburn Valley Broadcasters Pty Ltd</li> </ol> |
| <b>Nature of change</b><br>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | On-market purchase of QRI Units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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+ See chapter 19 for defined terms.

## 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.

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Detail of contract</b>                                                                                                                                                                           |  |
| <b>Nature of interest</b>                                                                                                                                                                           |  |
| <b>Name of registered holder<br/>(if issued securities)</b>                                                                                                                                         |  |
| <b>Date of change</b>                                                                                                                                                                               |  |
| <b>No. and class of securities to which<br/>interest related prior to change</b><br><small>Note: Details are only required for a contract in<br/>relation to which the interest has changed</small> |  |
| <b>Interest acquired</b>                                                                                                                                                                            |  |
| <b>Interest disposed</b>                                                                                                                                                                            |  |
| <b>Value/Consideration</b><br><small>Note: If consideration is non-cash, provide details<br/>and an estimated valuation</small>                                                                     |  |
| <b>Interest after change</b>                                                                                                                                                                        |  |

## Part 3 – <sup>+</sup>Closed period

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

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<sup>+</sup> See chapter 19 for defined terms.