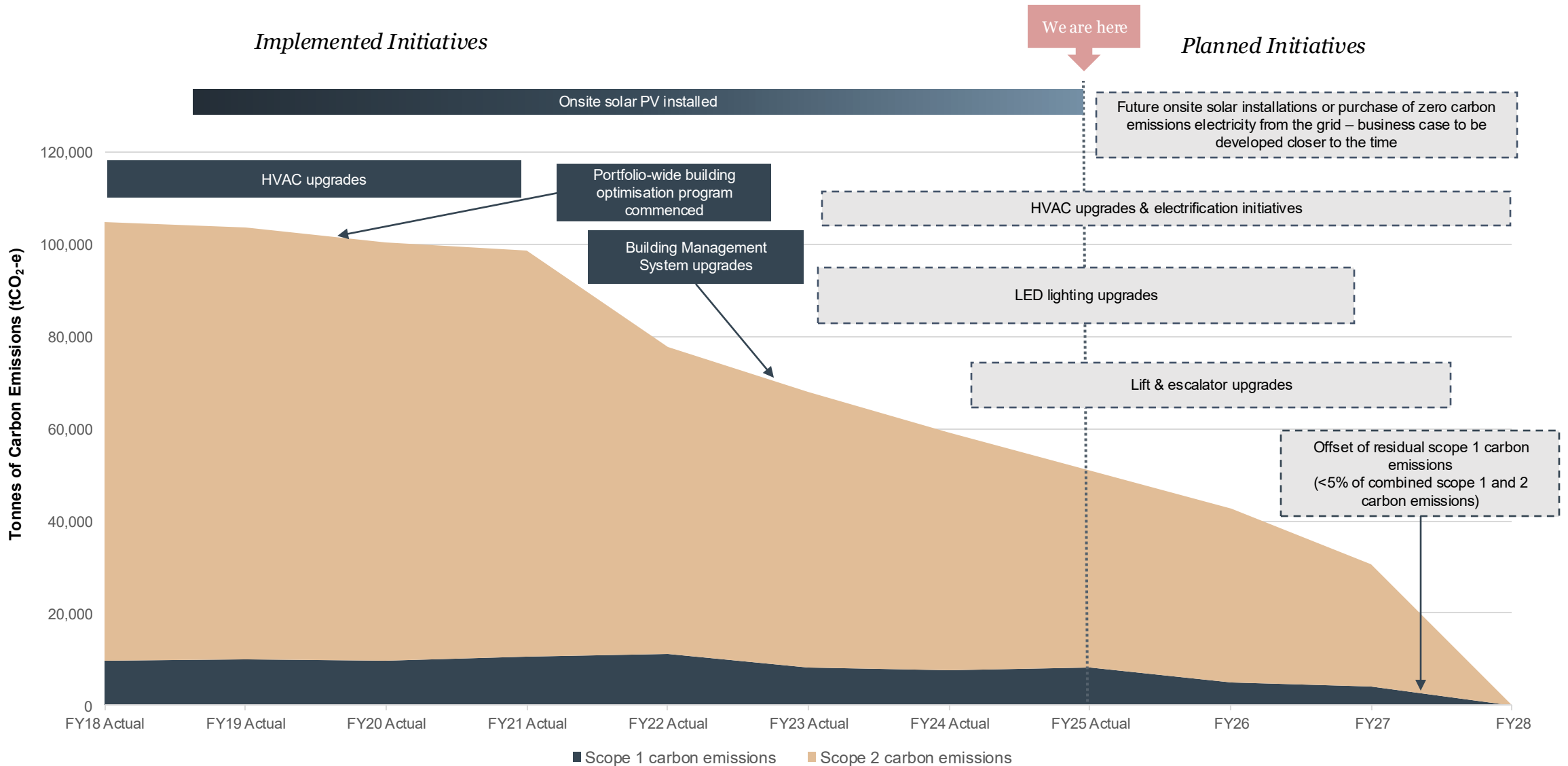


QIC Real Estate Portfolio Summary: Net Zero Carbon Emissions Roadmap

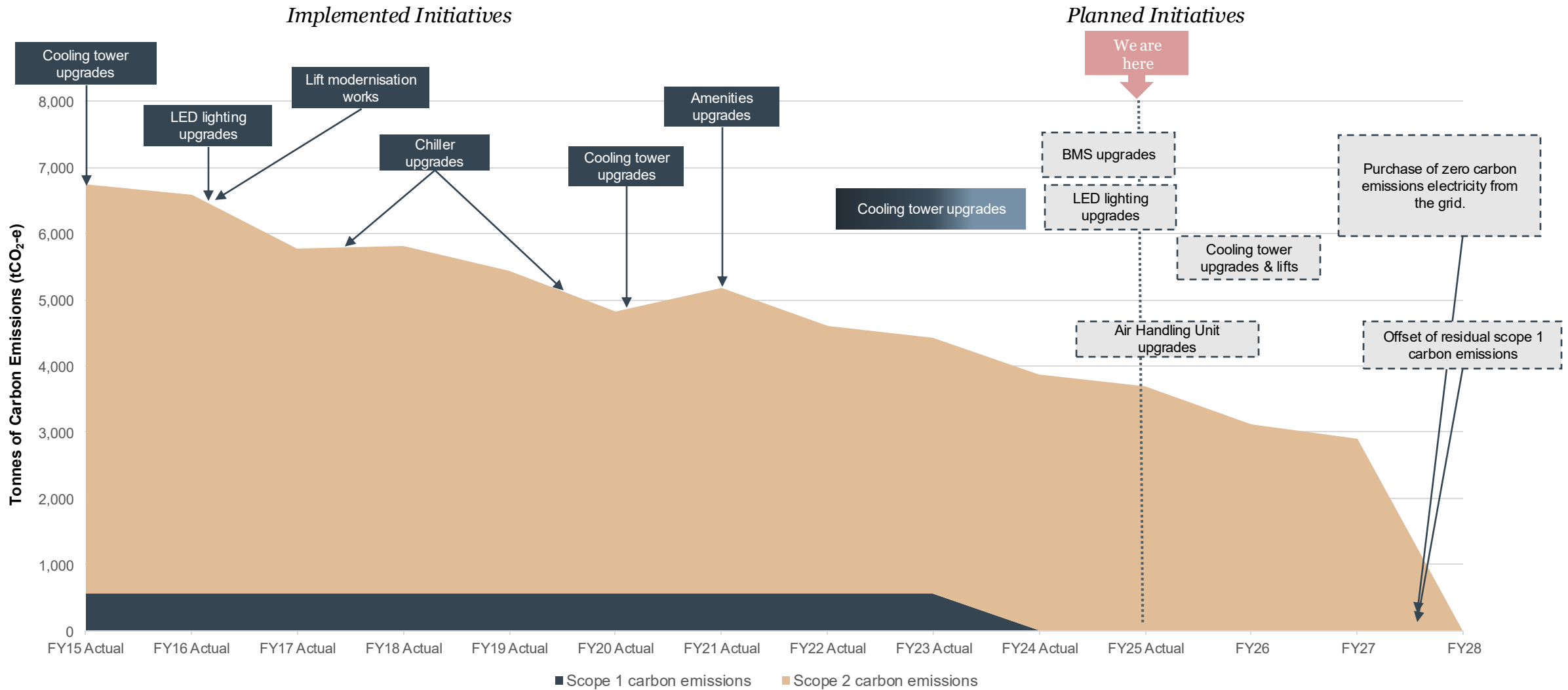


Net zero carbon emissions targets apply only to assets that are 100% owned and managed by QIC Real Estate (representing the following percentages of each fund's portfolio value as at 30 June 2025: 90% QTCF, 88% QPF, 100% QARP[^], 91% QACPF, 98% QOF/QGOP). The pathway prioritises on-site measures to improve asset performance including: reduction in energy consumption through efficiency initiatives, electrification and transition away from on-site use of fossil fuels, and deployment of onsite solar to reduce reliance on grid sourced power. Carbon offsets will only be purchased for residual emissions from hard to abate sources from the date of target achievement. Progress is quantified and receives limited independent assurance annually, in accordance with the Australian Standard on Assurance Engagements (ASAE3000). QTCF, QPF, QACPF, QARP[^] and QOF are signatories to the World Green Building Council's Net Zero Carbon Buildings Commitment

[^] QARP has achieved its Net zero carbon target early, which is confirmed annually via Climate Active certification (using a NABERS base building pathway) and definition of operational carbon emissions which includes Scope 1, Scope 2 and some Scope 3.



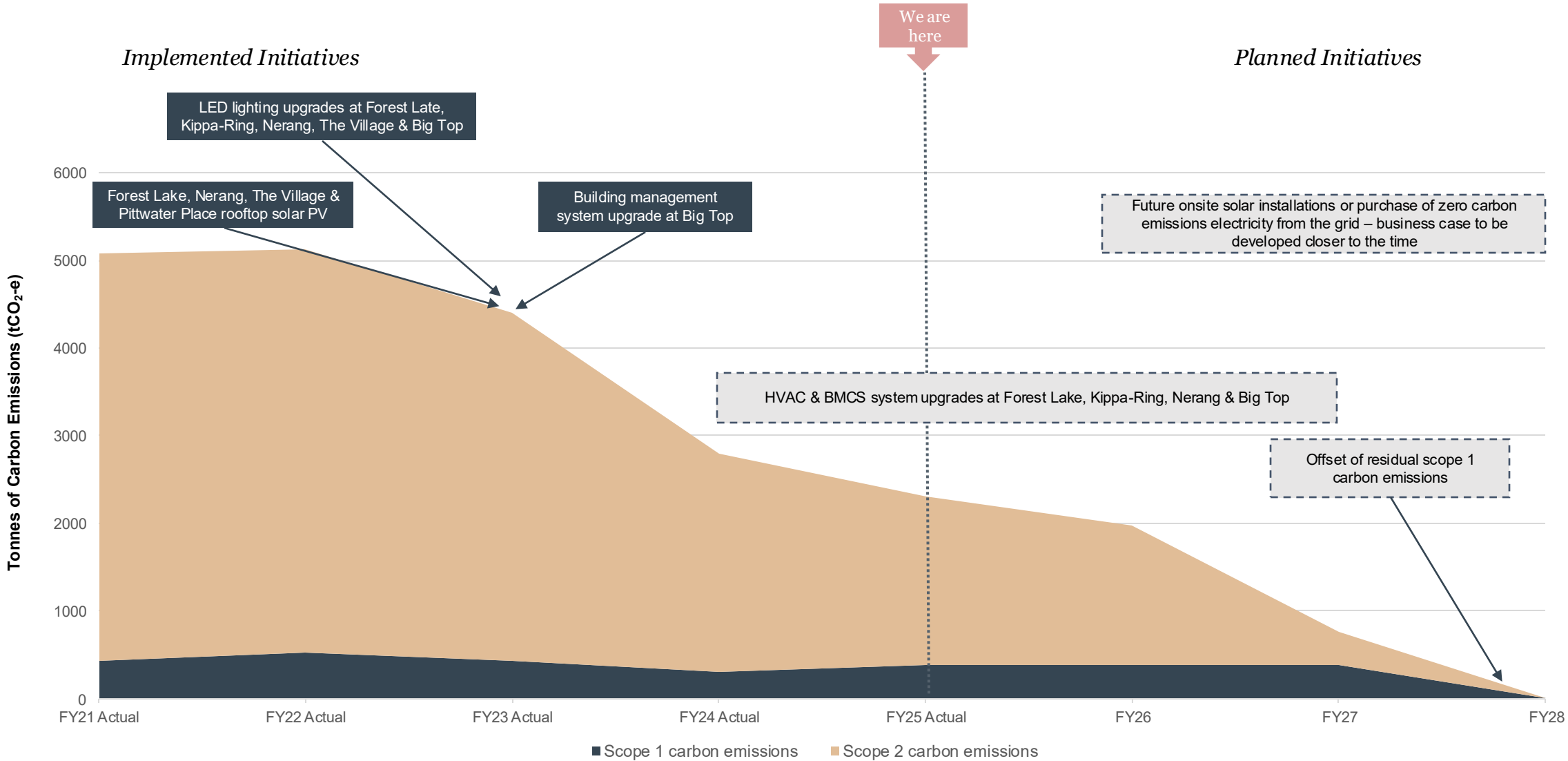
QOF



Net zero carbon emissions targets apply only to assets that are 100% owned and managed by QIC Real Estate (representing 98% of QOF/QGOP portfolio value as at 30 June 2025). The pathway prioritises on-site measures to improve asset performance including: reduction in energy consumption through efficiency initiatives, electrification and transition away from on-site use of fossil fuels and the purchase of renewable energy from the grid. Carbon offsets will only be purchased for residual emissions from hard to abate sources from the date of target achievement. Progress is quantified and receives limited independent assurance annually, in accordance with the Australian Standard on Assurance Engagements (ASAE 3000). QOF is a signatory to the World Green Building Council's Net Zero Carbon Buildings Commitment.



QACPF

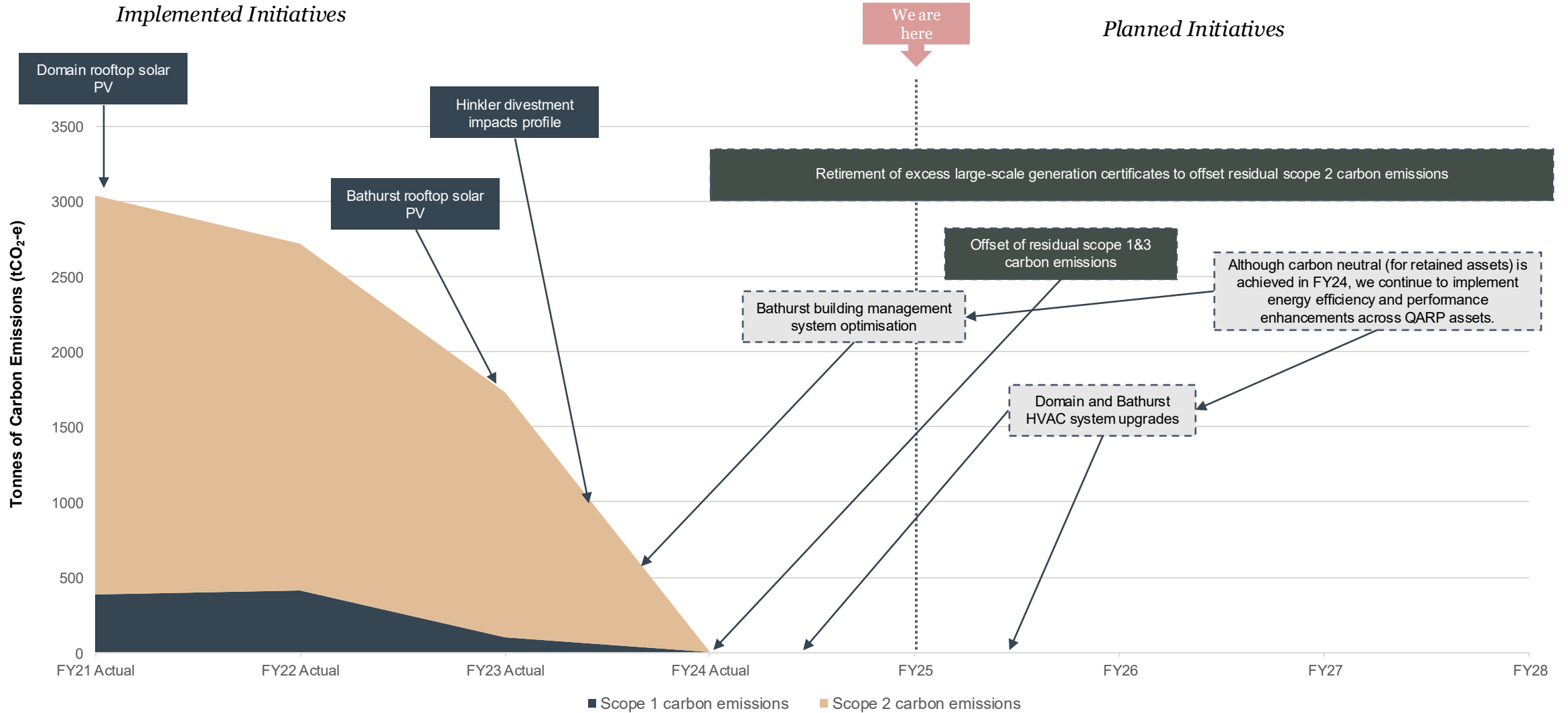


Net zero carbon emissions targets apply only to assets that are 100% owned and managed by QIC Real Estate (representing 91% of QACPF's portfolio value as at 30 June 2025). The pathway prioritises on-site measures to improve asset performance including: reduction in energy consumption through efficiency initiatives, electrification and transition away from on-site use of fossil fuels, and deployment of onsite solar to reduce reliance on grid sourced power. Carbon offsets will only be purchased for residual emissions from hard to abate sources from the date of target achievement. Progress is quantified and receives limited independent assurance annually, in accordance with the Australian Standard on Assurance Engagements (ASAE3000). QACPF is a signatory to the World Green Building Council's Net Zero Carbon Buildings Commitment.

In August 2025 the QACPF Unitholders approved a change of investment strategy to a retail only strategy and the Trustees commenced the process to divest any non-retail assets and change the name of the Fund from QACPF to QIC Everyday Retail Fund (QERF). From 1 July 2026, the Fund will formally change its name to QERF and change its benchmark to MSCI/Mercer Australia Core Wholesale Monthly Property Fund Index, Retail Funds, NAV Weighted, Post Base Fee (incl QIC) to reflect the new investment strategy.



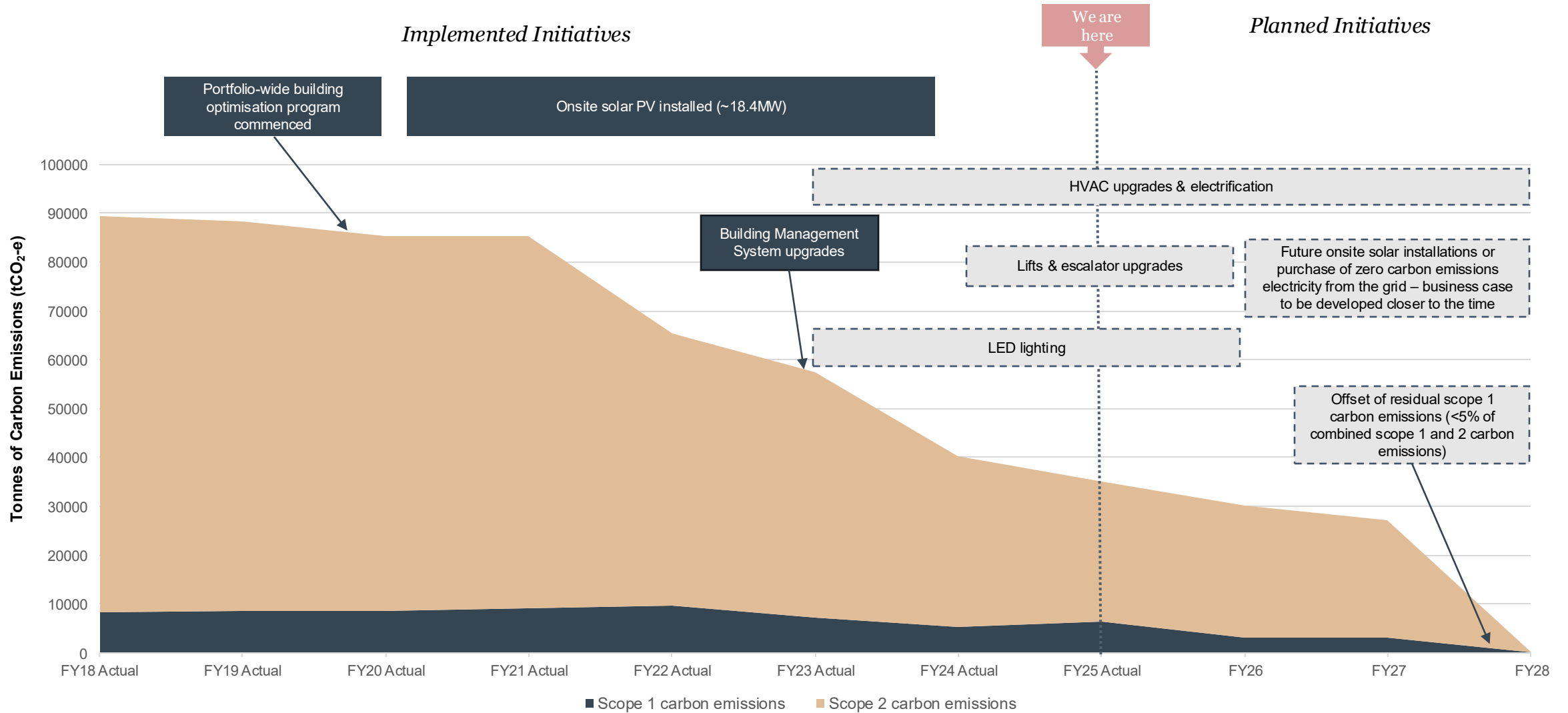
QARP



Net zero carbon emissions targets apply only to assets that are 100% owned and managed by QIC Real Estate (representing 100% of QARP's[^] portfolio value as at 30 June 2025). The pathway prioritises on-site measures to improve asset performance including: reduction in energy consumption through efficiency initiatives, electrification and transition away from on-site use of fossil fuels, and deployment of onsite solar to reduce reliance on grid sourced power. Carbon offsets are purchased annually and only for residual emissions from hard to abate sources from the date of target achievement. Progress is quantified and receives limited independent assurance annually, in accordance with the Australian Standard on Assurance Engagements (ASAE3000). QARP[^] is a signatory to the World Green Building Council's Net Zero Carbon Buildings Commitment.

[^] QARP has achieved its Net zero carbon target early, which is confirmed annually via Climate Active certification (using a NABERS base building pathway) and definition of operational carbon emissions which includes Scope 1, Scope 2 and some Scope 3.

QPF and QTCF Core Assets



Net zero carbon emissions targets apply only to assets that are 100% owned and managed by QIC Real Estate (representing 90% QTCF & 88% QPF portfolio value as at 30 June 2025). The pathway prioritises on-site measures to improve asset performance including: reduction in energy consumption through efficiency initiatives, electrification and transition away from on-site use of fossil fuels, and deployment of onsite solar to reduce reliance on grid sourced power. Carbon offsets will only be purchased for residual emissions from hard to abate sources from the date of target achievement. Progress is quantified and receives limited independent assurance annually, in accordance with the Australian Standard on Assurance Engagements (ASAE3000). QTCF & QPF are signatories to the World Green Building Council's Net Zero Carbon Buildings Commitment.