

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To: QORIA LTD
ACN: 167 509 177
ASX Code: QOR

1. Details of substantial holder

Name: Insignia Financial Ltd
ACN: 100 103 722

This notice is given by Insignia Financial Ltd on behalf of itself and its subsidiaries.

The holder became a substantial shareholder on: 22-Jan-2026

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interest in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder is as follows:

Class of securities	Number of securities	Person's votes	Voting Power
Ordinary	71,810,025	71,810,025	5.303%

3. Details of present registered holders

The persons registered as holders of the securities are as follows:

Holder	Registered holder of securities	Person Entitled to be holder	Nature of relevant interest	Class & Number (Ord)	Person's votes
IOOF Investment Management Ltd (ACN 006 695 021)	IOOF Investment Services Ltd		Pursuant to section 608 of the Corporations Act	455,260	455,260
IOOF Investment Services Ltd (ACN 007 350 405)	JPMorgan Nominees Australia Pty Limited		Pursuant to section 608 of the Corporations Act	19,716,297	19,716,297
MLC Investments Ltd (ACN 003 002 800)	JPMorgan Nominees Australia Pty Limited		Pursuant to section 608 of the Corporations Act	46,857,205	46,857,205
OnePath Fund Management Limited (ACN 106 045 050)	J.P. Morgan Nominees Australia Pty Limited		Pursuant to section 608 of the Corporations Act	4,781,263	4,781,263

4. Consideration

The consideration paid for each relevant interest and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Date	Person	Nature	Consideration	Class & number (Ord)	Person's votes
23/09/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	2,978	4,347	4,347
24/09/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	18,554	26,513	26,513
29/09/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	9,722	13,600	13,600
1/10/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	2,222	2,924	2,924
1/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-1,015,836	-2,360,933	-2,360,933
3/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-312,873	-727,163	-727,163
3/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	80,085	94,030	94,030
6/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	73,072	83,856	83,856
7/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-591,255	-1,374,161	-1,374,161
10/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	181,594	209,210	209,210
13/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-498,075	-1,157,597	-1,157,597
15/10/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	24,852	29,411	29,411
16/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-125,293	-291,200	-291,200
16/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	0	298,044	298,044
20/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-170,942	-400,256	-400,256
20/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	0	347,464	347,464
20/10/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	87,669	101,753	101,753
21/10/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	652,904	743,422	743,422
22/10/2025	MLC Investments Ltd (ACN 004 278 899)	Sold on market	-279,516	-326,885	-326,885
22/10/2025	OnePath Fund Management Limited (CAN 003 002 800)	Purchased on market	116,221	135,577	135,577

23/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	69,965	82,506	82,506
23/10/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	212,870	245,840	245,840
27/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-8,702	-34,053	-34,053
28/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-10,846	-42,442	-42,442
28/10/2025	MLC Investments Ltd (ACN 004 278 899)	Sold on market	-64,097	-81,538	-81,538
29/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-6,334	-24,786	-24,786
29/10/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	606,111	758,178	758,178
30/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-10,053	-39,339	-39,339
30/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	118,202	150,327	150,327
30/10/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	384,725	489,751	489,751
31/10/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-8,598	-33,645	-33,645
3/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	16,203	20,364	20,364
5/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-12,030	-47,075	-47,075
6/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	5,553	7,449	7,449
6/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-11,025	-43,142	-43,142
6/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	238,687	321,055	321,055
7/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-8,634	-33,787	-33,787
10/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	128,060	173,395	173,395
13/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	17,078	25,158	25,158
13/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	137,209	203,176	203,176
17/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	135,423	212,132	212,132
18/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	1,978,153	3,166,959	3,166,959
19/11/2025	MLC Investments Ltd (ACN 004 278 899)	Sold on market	-128,967	-213,883	-213,883
20/11/2025	MLC Investments Ltd (ACN 004 278 899)	Sold on market	-11,728	-19,121	-19,121
21/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	271,013	475,462	475,462
21/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	291,877	512,234	512,234
22/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Sold on market	-379	-693	-693

23/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	5,043	8,771	8,771
24/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	184,151	314,646	314,646
25/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	243,882	400,000	400,000
26/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	236,321	387,409	387,409
27/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	5,000	8,130	8,130
27/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	703,738	1,136,345	1,136,345
27/11/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	146,797	237,573	237,573
28/11/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	26,932	42,749	42,749
28/11/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	182,107	287,644	287,644
3/12/2025	IOOF Investment Services Ltd (ACN 007 350 405)	Purchased on market	426,402	748,074	748,074
4/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	60,795	106,772	106,772
8/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	102,092	181,742	181,742
9/12/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	5,043	8,547	8,547
15/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	5,402,237	9,761,698	9,761,698
18/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	89,461	171,310	171,310
19/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	912,641	1,636,351	1,636,351
22/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	119,101	203,617	203,617
28/12/2025	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	2,606	4,237	4,237
30/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	167,541	286,805	286,805
31/12/2025	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	104,240	177,985	177,985
5/01/2026	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	4,840	8,000	8,000
5/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	608,673	1,008,582	1,008,582
8/01/2026	IOOF Investment Services Ltd (ACN 007 350 405)	Sold on market	-115,789	-137,270	-137,270
13/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	258,797	446,951	446,951
14/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	283,553	499,455	499,455

15/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	343,135	641,706	641,706
16/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	32,296	61,903	61,903
19/01/2026	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	36,800	73,600	73,600
19/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	287,331	585,565	585,565
20/01/2026	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	4,625	20,500	20,500
20/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	411,155	1,048,475	1,048,475
21/01/2026	IOOF Investment Management Ltd (ACN 006 695 021)	Purchased on market	6,082	16,438	16,438
21/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	943,109	2,438,189	2,438,189
22/01/2026	OnePath Fund Management Limited (CAN 003 002 800)	Purchased on market	168,056	463,219	463,219
22/01/2026	MLC Investments Ltd (ACN 004 278 899)	Purchased on market	1,039,939	2,783,836	2,783,836

5. Associates

Name & ACN	Nature of association
Not applicable	

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Insignia Financial Ltd	Level 1, 800 Bourke Street Docklands Victoria 3008
IOOF Investment Management Ltd	Level 1, 800 Bourke Street Docklands, VIC 3008
IOOF Investment Services Ltd	Level 1, 800 Bourke Street Docklands, VIC 3008
OnePath Fund Management Limited	Level 1, 800 Bourke Street Docklands, VIC 3008
MLC Investments Ltd	Level 1, 800 Bourke Street Docklands, VIC 3008
Qoria Ltd	Level 26, 45 St Georges Terrace PERTH, WA, AUSTRALIA, 6000