

ASX Announcement**Qualitas Limited (ASX: QAL)****4 September 2024****APPOINTMENT OF NON-EXECUTIVE DIRECTOR**

Qualitas Limited (ASX: QAL) (**Qualitas**, or **Company**), a leading Australian alternative real estate investment manager, is pleased to announce the appointment of Mr Darren Steinberg to the Board of Qualitas Limited (**Board**) as an independent non-executive director. Mr Steinberg will join the Board Nomination, Remuneration and Culture Committee as well as the Investment Committee upon appointment.

Mr Steinberg has extensive experience in commercial property and funds management, most recently as the Chief Executive Officer of ASX-listed Dexus and an Executive Director of Dexus Funds Management.

Andrew Fairley, Chair of the Qualitas Board said: "On behalf of the Board, I am delighted to welcome Mr Steinberg to Qualitas. With a broad ranging career across the property industry over a 30-year period, Mr Steinberg is a highly respected leader with a deep global network. His considerable experience, especially as a former Chief Executive Officer of an ASX-listed company adds value and depth, complementing the board's existing expertise as Qualitas continues to deliver on its ambitious growth plans."

Mr Steinberg is also a Director of the Sydney Swans, a Fellow of the Australian Institute of Company Directors, the Royal Institution of Chartered Surveyors and the Australian Property Institute.

He will take up his appointment to the Board with effect from 1 October 2024 and will stand for election at Qualitas' Annual General Meeting on 29 November 2024.

Authorised for release by the Board of Directors of the Company.

For more information, please contact:

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About Qualitas

Qualitas Limited ACN 655 057 588 (**Qualitas**) is an ASX-listed Australian alternative real estate investment manager with approximately \$8.9 billion¹ of committed funds under management.

Qualitas matches global capital with access to attractive risk adjusted investments in real estate private credit and real estate private equity through a range of investment solutions for institutional, wholesale and retail clients. Qualitas offers flexible capital solutions for its partners, creating long-term value for shareholders, and the communities in which it operates.

For 16 years Qualitas has been investing through market cycles to finance assets, now with a combined value of over A\$24 billion² across all real estate sectors. Qualitas focuses on real estate private credit, opportunistic real estate private equity, income producing commercial real estate and build-to-rent residential. The broad platform, complementary debt and equity investing skillset, deep industry knowledge, long-term partnerships, and diverse and inclusive team provides a unique offering in the market to accelerate business growth and drive performance for shareholders.

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¹ As at 30 June 2024.

² As at 31 December 2023.