

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	Andrew Schwartz
Date of last notice	11 December 2023

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 (j) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and Indirect interests
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<ol style="list-style-type: none"> 1) Ordinary shares in the Company (QAL Ordinary Shares) (registered in the name of QPP Holdings Pty Ltd as trustee for QPP Holdings (AJS) 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 QPP Holdings Pty Ltd as trustee for QPP Holdings (AJS) Trust to vote and dispose of the QAL Ordinary Shares. 2) Units in Qualitas Real Estate Income Fund (ASX:QRI) (QRI Units) registered in the name of Davtom Finance 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 Davtom Finance Pty Ltd to vote and dispose of the QRI Units. <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>
Date of change	18 December 2024 (Grant Date)

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No. of securities held prior to change	<ol style="list-style-type: none"> 1) 66,830,066 fully paid QAL Ordinary Shares (22,276,688 of which remain subject to the voluntary escrow arrangements outlined in section 7.7 of the Prospectus dated 29 November 2021) registered in the name of QPP Holdings Pty Ltd as trustee for QPP Holdings (AJS) Trust). 2) 2,016,053 QAL Ordinary Shares registered in the name of Andrew Schwartz (the shares remain subject to a performance vesting period for the three-year performance period from 1 July 2022 to 30 June 2025). 3) 2,279,031 QAL Ordinary Shares registered in the name of Andrew Schwartz (the shares remain subject to a performance vesting period for the three-year performance period from 1 July 2023 to 30 June 2026). 4) 1,279,268 QRI Units registered in the name of Davtom Finance Pty Ltd.
Class	Ordinary shares in the Company (QAL Ordinary Shares)
Number acquired	1,878,904 QAL Ordinary Shares issued by the Company under the Company's Long Term Incentive Loan Plan (Loan Shares) registered in the name of Andrew Schwartz.
Number disposed	Nil.
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	\$2.6924 per QAL Ordinary Share
No. of securities held after change	<ol style="list-style-type: none"> 1) 66,830,066 fully paid QAL Ordinary Shares (22,276,688 of which remain subject to the voluntary escrow arrangements outlined in section 7.7 of the Prospectus dated 29 November 2021) registered in the name of QPP Holdings Pty Ltd as trustee for QPP Holdings (AJS) Trust). 2) 2,016,053 QAL Ordinary Shares registered in the name of Andrew Schwartz (the shares remain subject to a performance vesting period for the three-year performance period from 1 July 2022 to 30 June 2025). 3) 2,279,031 QAL Ordinary Shares registered in the name of Andrew Schwartz (the shares remain subject to a performance vesting period for the three-year performance period from 1 July 2023 to 30 June 2026). 4) 1,878,904 QAL Ordinary Shares registered in the name of Andrew Schwartz (the shares remain subject to a performance vesting period for the three-year performance period from 1 July 2024 to 30 June 2027). 5) 1,279,268 QRI Units registered in the name of Davtom Finance Pty Ltd.

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<p>Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>New issue of QAL Ordinary Shares to Andrew Schwartz, Group Managing Director of the Company, in accordance with approval by the Company's shareholders at the Annual General Meeting held on 29 November 2024 (Meeting).</p> <p>In accordance with the Company's Notice of Annual General Meeting 2024 (Notice), the shares were issued to satisfy the Grant of Loan Shares under the Company's Long Term Incentive Loan Plan as approved by shareholders at the Meeting. A performance vesting condition applies to the Loan Shares as set out in the Notice.</p> <p>Shortly following the Meeting, the independent valuer provided a loan valuation of \$5,058,763. The issue price of each Loan Share issued under the loan was determined by calculating the 5-day volume weighted average price (VWAP) immediately prior to the Grant Date.</p>
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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	
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 <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	
Interest acquired	
Interest disposed	
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	
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
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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

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