

ASX Announcement**Qualitas Limited (ASX: QAL)****15 April 2025****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 Bruce MacDiarmid to the Board of Qualitas Limited (**Board**) as an independent non-executive director. Bruce MacDiarmid will join the Board Audit, Risk and Compliance Committee, and the Nomination, Remuneration and Culture Committee upon appointment.

Mr MacDiarmid brings over 30 years of experience in investment banking and capital markets, working with and advising boards, corporates, superannuation funds and governments, including most recently as Chairman of Investment Banking at Goldman Sachs, Australia and New Zealand from 2018-2023.

Andrew Fairley AM, Chair of Qualitas said: "On behalf of the Board we are so fortunate to have Bruce MacDiarmid join us. He is a highly regarded investment professional and brings a wealth of experience that will be valuable to our Board as Qualitas continues to deliver on its growth plans. His deep expertise in property, energy transition, and infrastructure will be highly valuable to our business, along with his deep networks through Australia and internationally."

Bruce MacDiarmid has other roles as Non-Executive Director of Washington H Soul Pattinson & Company Ltd, Treasury Corporation of Victoria, Sydney Children's Hospital Network, Sydney Children's Hospital Foundation, and a member of the University of New South Wales Law Council Advisory Board.

He will take up his appointment to the Board with effect from 15 April 2025 and will stand for election at Qualitas' AGM on 19 November 2025.

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 \$9.2 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\$27 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.

Disclaimer

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¹ As at 31 December 2024.

² As at 30 June 2024.