

ASX Announcement**Qualitas Limited (ASX: QAL)****26 June 2024****Qualitas announces A\$550m credit mandate from a new global institutional investor based in North America**

Qualitas Limited (ASX: QAL) (**Qualitas**, or **Company**), a leading Australian alternative real estate investment manager, is pleased to announce that it has secured its first commitment from a North American-based global institutional investor, with A\$550 million to be invested in commercial real estate (**CRE**) private credit across construction loans, predevelopment land loans and investment loans.

The new mandate brings Qualitas' total funds under management (**FUM**)¹ to A\$8.6 billion representing c.42% FUM growth from 30 June 2023. A significant proportion of Qualitas' FUM c.81% is invested in private credit and c.83% is invested on behalf of institutional investors.

Qualitas will co-invest up to A\$25 million² over the life of the A\$550 million mandate.

Andrew Schwartz, Group Managing Director and Co-Founder of Qualitas, said:

"The Australian CRE private credit sector continues to attract allocations from global institutional investors and pleasingly Qualitas has achieved another record year of capital raising with net A\$2.5 billion raised since 30 June 2023. We believe this new mandate, our first from an institutional investor based in North America, is a testament to our track record and increasing scale of our asset management platform, which enables us to deploy at scale for the right investment opportunities."

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

For more information, please contact:

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¹ FUM represents committed capital from investors with signed investor agreements.

² Representing 4.5% co-investment.

About Qualitas

Qualitas Limited ACN 655 057 588 (Qualitas) is an ASX-listed Australian alternative real estate investment manager with approximately A\$8.6 billion³ 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 over 15 years, Qualitas has been investing through market cycles to finance assets with a combined value of over A\$24 billion⁴ 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 provide a unique offering in the market to accelerate business growth and drive performance for shareholders.

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³ As at 26 June 2024.

⁴ As at 31 December 2023.