



QUALITAS

9 June 2022

Mr. Gerald Mimery

Advisor, Listings Compliance (Melbourne)

Australian Securities Exchange

Level 4, North Tower, Rialto

525 Collins Street

MELBOURNE VIC 3000

Dear Mr. Mimery

Appendix 3Y – Change of Director’s Interest Notice

Attached is an Appendix 3Y for Mr. Michael Schoenfeld, a director of Qualitas Ltd (ASX:QAL) (**Qualitas**), with respect to an update on units held in the Qualitas Real Estate Income Fund (ASX:QRI) (**QRI Units**).

Recently Qualitas amended its securities trading policy with respect to QRI Units and other interests (**Policy**). The purpose of the Policy is to outline the protocols for trading in the Qualitas Real Estate Income Fund (ASX:QRI) or any other fund, company or entity which are managed by Qualitas and listed on the ASX and certain real property holdings. The Policy applies to the directors of Qualitas (**Directors**) and all employees and associates of the Qualitas group. It specifies that Directors must notify the company secretary of any dealing in QRI Units. The company secretary must then provide an Appendix 3Y notice to the ASX for Qualitas.

Accordingly, Qualitas attaches an updated Appendix 3Y for Mr. Schoenfeld to align the current holdings of Directors in QRI Units.

Qualitas has processes in place to ensure that Appendix 3Y’s will be lodged when required under the Policy.

Yours faithfully

Terrie Morgan
Company Secretary

Encl. Appendix 3Y – Michael Schoenfeld

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	Michael Schoenfeld
Date of last notice	4 March 2022

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 (i) 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>	Ordinary Shares in the Company (Ordinary Shares) and Units in Qualitas Real Estate Income Fund (ASX:QRI) (QRI Units) registered in the name of Media Moves Pty Ltd as trustee for Michael Schoenfeld Superannuation Fund. 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 Media Moves Pty Ltd as trustee for Michael Schoenfeld Superannuation Fund to vote and dispose of the securities.
Date of change	9 June 2022 in accordance with an internal policy change of Qualitas Limited requiring Qualitas Limited directors to provide notice of QRI Units held and changes to number of QRI Units held (Policy). Further details of acquisition dates are outlined below.
No. of securities held prior to change	1) 70,000 Ordinary Shares registered in the name of Media Moves Pty Ltd as trustee for Michael Schoenfeld Superannuation Fund 2) 70,000 Ordinary Shares registered in the name of Michael Schoenfeld.

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

Class	1) Ordinary Shares in the Company (Ordinary Shares) 2) Units in Qualitas Real Estate Income Fund (ASX:QRI) (QRI Units)			
Number acquired	100,000 QRI Units			
Number disposed	Nil.			
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Date	Description	Value/Consideration	Amount
	21-Nov-18	Initial Public Offering	\$ 1.6000	93,750
	6-Jul-21	Unit Purchase Plan \$1.60	\$ 1.6000	6,250
No. of securities held after change	1) 70,000 Ordinary Shares registered in the name of Media Moves Pty Ltd as trustee for Michael Schoenfeld Superannuation Fund 2) 70,000 Ordinary Shares registered in the name of Michael Schoenfeld. 3) 100,000 QRI Units registered in the name of Media Moves Pty Ltd as trustee for Michael Schoenfeld Superannuation Fund			
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	In response to the Policy change, this Appendix 3Y is being issued to notify of QRI Units held by or on behalf of Michael Schoenfeld.			

+ See chapter 19 for defined terms.

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
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

⁺ See chapter 19 for defined terms.