

ASX Announcement

Qualitas Limited (ASX: QAL)

1 August 2024

ADIA options lapse

Qualitas Limited (ASX: QAL) (**Qualitas**, or **Company**), advises that the 32,630,374 options issued to Abu Dhabi Investment Authority (**ADIA**) with a strike price of \$2.4969¹ per share lapsed unexercised on 1 August 2024 in accordance with its terms.

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 A\$8.9 billion² 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 billion³ 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.

¹ Options strike price is the volume weighted average price of shares issued since the IPO of Qualitas. Hence it is subject to issuances of Qualitas shares in the period since IPO. The current strike price of \$2.4969 (\$2.50 rounded) includes the issue of 2,016,053 Loan Shares on 6 December 2022 and 2,279,031 Loan Shares on 8 December 2023.

² As at 27 June 2024.

³ As at 31 December 2023.

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