

ASX Announcement

Qualitas Limited (ASX: QAL)

20th July 2022

Qualitas announces changes to the Executive Leadership team

Key points

- **Appointment of Tim Johansen as Global Head of Investment and Funds Risk continuing his 11 year tenure as a senior executive of Qualitas**
- **Appointment of Dean Winterton as Global Head of Capital, a senior executive with over 23 years of experience in raising institutional capital both domestically and offshore**

Qualitas Limited (**Qualitas**) today announced changes to its Executive Team to support the targeted growth of institutional capital mandates and the deepening of the company's investment risk management culture.

Executive Team appointments

Qualitas has appointed existing long-standing senior executive Tim Johansen to the newly created role of Global Head of Investment and Funds Risk. Tim has worked with Qualitas for 11 years and led the real estate debt team for 8 of those years before being responsible for the capital distribution team as Global Head of Capital. Tim's experience across both capital and investments was identified as a critical success factor for this new role which includes involvement in new fund development. This new role also subsumes the current Chief Risk Officer role, and we take this opportunity to thank Mr Rob McLellan, our previous Chief Risk Officer for his service at Qualitas.

Tim will continue to be part of the Executive Team and the Investment Committee which he will now Chair.

In making the decision to appoint Tim, Andrew Schwartz, Group Managing Director and Co-Founder said "Qualitas had regard to the fact that Tim has a strong understanding of both the assessment of transaction risk and the capital distribution aspects of our business. As we continue to scale our funds across both debt and equity, it is important that the Board appoint an individual who deeply understands the Qualitas risk culture (including our strong track record of disciplined management), has worked with Qualitas for a long period at the most senior level of the organisation and can bring that wealth of experience to everyday decision making required over our various portfolios".

Dean Winterton has been appointed as Global Head of Capital to fill the role vacated by Tim. Dean was a co-founder of Chauvel Capital Partners (CCP), a boutique real estate fund manager. He brings over 23 years of global institutional capital raising experience having previously held senior leadership roles with AMP Capital, Perpetual Limited and Prudential PLC.

Commenting on the appointment of Dean, Andrew Schwartz said, "I am delighted that Dean will be leading the capital distribution team at Qualitas going into this next chapter and joining the Qualitas Executive Team. His extensive network of relationships will increase and complement our existing network of institutional investors globally. As Qualitas continues

its trajectory towards large scale institutional funds and mandates, Dean's deep track record of working with a broad range of institutional investors in creating market leading investment products will be pivotal to our continued growth”.

This announcement is authorised for release by the Chairman of the Board.

For more information, please contact:

Investor Enquiries

Kathleen Yeung
Global Head of Corporate Development
Qualitas Limited
T: +61 3 9612 3939
E: kathleen.yeung@qualitas.com.au

Media Enquiries

Kate Stokes
Head of Marketing and Communications
M: +61 481 251 552
E: kate.stokes@qualitas.com.au

Investor Website:

<https://investors.qualitas.com.au/>

About Qualitas

Qualitas Limited (**Qualitas**) is an ASX-listed Australian alternative real estate investment manager, with committed funds under management of \$4.22 billion across debt and equity fund mandates, specialising in real estate private credit and real estate private equity sectors.

Founded in 2008, the firm has since inception invested in or financed assets valued at over A\$15 billion. The firm invests in real estate private credit, opportunistic real estate private equity, income producing commercial real estate and build-to-rent residential. Qualitas manages discretionary funds on behalf of institutional, wholesale and retail clients in Australia, Asia, and Europe.

Qualitas’ objective is to provide Shareholders with attractive risk-adjusted returns through a combination of regular and growing dividend income and capital growth. Qualitas has more than 70 investment and fiduciary professionals, with a strong focus on risk mitigation and management through its robust risk management and governance frameworks, and its operating structure and procedures.