Rule 3.8A

Appendix 3E

Daily share buy-back notice (except minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public. Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

| Name of entity | ABN/ARSN |
|---|------------------|
| 360 Capital REIT (TOT), the stapled entity comprising | ARSN 602 303 613 |
| 360 Capital Active REIT and | ARSN 602 304 432 |
| 360 Capital Passive REIT | |

We (the entity) give ASX the following information.

Information about buy-back

| 1 | Type of buy-back | On Market |
|---|-----------------------------------|---------------|
| 2 | Date Appendix 3C was given to ASX | 15 April 2020 |

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

| | | Before previous day | Previous day |
|---|--|---------------------|--------------|
| 3 | Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received | 977,524 | 20,000 |
| 4 | Total consideration paid or payable for the shares/units | \$854,217.48 | \$17,576.00 |

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⁺ See chapter 19 for defined terms.

5

| | Before previous | Previous day |
|--------------------------------------|---|---|
| | day | |
| | | |
| If buy-back is an on-market buy-back | highest price paid: \$0.9000 | highest price paid: \$0.8788 |
| | lowest price paid: \$0.8675 | lowest price paid: \$0.8788 |
| | highest price allowed under rule 7.33: \$0.9410 | highest price allowed under rule 7.33: \$0.9214 |

Participation by directors

| 6 | Deleted 30/9/2001. | |
|---|--------------------|--|
| | | |

How many shares/units may still be bought back?

| 7 | If the company/trust has | 26,762,532 |
|---|-------------------------------|------------|
| | disclosed an intention to buy | |
| | back a maximum number of | |
| | shares/units - the remaining | |
| | number of shares/units to be | |
| | bought back | |
| | | |

Compliance statement

- 1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

 or, for trusts only:
- 1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
- 2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: Date: 11 December 2020

(Director/Company secretary) Print name: Kimberley Child

+ See chapter 19 for defined terms.

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