



ASX Release

12 March 2024

360 Capital REIT (ASX: TOT)

Successful Completion of Entitlement Offer

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Further to the announcement on 14 February 2024, 360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) is pleased to announce that it has successfully completed the 0.8 for 1 non-renounceable pro rata entitlement offer of New Securities in the Fund at an offer price of \$0.40 per New Security (**Entitlement Offer**).

The Entitlement Offer closed at 5.00pm (AEDT) on Thursday, 7 March 2024. Eligible Securityholders subscribed for approximately 63.8 million New Securities at \$0.40 per New Security, raising approximately \$25.5 million. This represented a take up rate by Eligible Securityholders of 54.6%. Net proceeds from the Entitlement Offer will be used reduce debt with pro forma gearing reducing to 31.1% from 41.6% as at 31 December 2023.

Under the terms of the Entitlement Offer the New Securities will not receive the TOT March 2024 quarter distribution, expected to be 1.5 cents per security. The New Securities will trade under the ASX code TOTNA, until the ex-date of the March 2024 quarter distribution being Wednesday, 27 March 2024, from this date all TOT securities will rank equally.

The Responsible Entity has appointed a nominee to sell the New Securities which would be otherwise issued to Ineligible Securityholders and will distribute to them their respective proportion (if any) of any sale proceeds net of costs (including the issue price and any applicable withholding tax).

New Securities taken up under the Entitlement Offer are expected to be allotted on Thursday, 14 March 2024 and commence trading on Friday, 15 March 2024.

Authorised for release by, Glenn Butterworth, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

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About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.