



ASX Release

30 October 2024

360 Capital REIT (ASX: TOT)

Successful Leasing at 38 Sydney Avenue, Canberra

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360 Capital FM Limited (Responsible Entity) as responsible entity of the 360 Capital REIT (ASX:TOT) is pleased to announce that it has issued or executed leases over the remaining vacancies at 38 Sydney Avenue, Canberra comprising a total of 2,144 square metres or 24.8% of the building.

CropLife Australia Limited has leased 739 square metres for a term of 7 years commencing between 1 January and 1 March 2025¹ with fixed 3.5% annual reviews.

TOT has entered into Heads of Agreement with the Commonwealth of Australia and has issued lease documents over 1,405 square metres for a term of 12 years commencing 1 August 2025 with fixed 3.5% reviews.

Post completion of leasing at 38 Sydney Avenue, Canberra, the only remaining vacancy within the TOT portfolio is 2,582 square metres, being level 2 at 510 Church Street which benefits from a fitout completed in October 2023.

With the recent leasing at 38 Sydney Avenue², TOT now has a Weighted Average Lease Expiry (WALE) of 7.0 years² and is now 93.0%³ occupied.

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.

1. Start date of the Lease is the later of 1 January 2025 and 30 days after the Tenant notifies the Landlord that their fitout is complete but, in any case, no later than 1 March 2025.
2. Assuming the Commonwealth of Australia lease is executed.
3. Calculated as at 30 October 2024 by income