



ASX Release

20 December 2024

360 Capital REIT (ASX: TOT)

- Completion of leasing at 38 Sydney Avenue, Canberra
- Suspension of DRP

Leasing

360 Capital FM Limited (Responsible Entity) as responsible entity of the 360 Capital REIT (ASX:TOT) (Fund) is pleased to announce that further to the announcement on 30 October 2024 regarding entering into a heads of agreement, the Fund has now finalised terms and entered into the lease to the Commonwealth of Australia over 1,405 square metres for a term of 12 years commencing 1 August 2025 with fixed 3.5% annual rent 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, Cremorne, which benefits from being fully fitted out.

Capital Management

With the recent leasing success and associated capital expenditure identified and nearing completion, alongside the Level 2 fitout at 510 Church Street now finalised, TOT anticipates no further significant capital expenditure for several years, reflecting the modern and well leased nature of its portfolio. With the debt facility extended to FY28 and the sale of the Home HQ stake finalised, TOT's financial position has been significantly strengthened.

In light of this stronger financial position, improved cash flow certainty, and high occupancy levels, the Responsible Entity has decided to suspend the distribution reinvestment plan.

TOT reaffirms its FY25 forecast fully franked distribution guidance of 3.0cps.

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.