



ASX Release

20 February 2025

360 Capital REIT (ASX:TOT)

Appendix 4D for the half-year ended 31 December 2024

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360 Capital REIT comprises the stapling of 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474) as Responsible Entity for 360 Capital Passive REIT (ARSN 602 304 432) and 360 Capital Active REIT (ARSN 602 303 613).

This Preliminary Financial Report is given to the ASX in accordance with Listing Rule 4.2A. This report should be read in conjunction with the Annual Report for the year ended 30 June 2024. It is also recommended that the Annual Report be considered together with any public announcements made by the Fund. Reference should also be made to the statement of significant accounting policies as outlined in the Financial Report. The Interim Financial Report for the half-year ended 31 December 2024 is attached and forms part of this Appendix 4D.

Details of reporting period

Current reporting period: 1 July 2024 – 31 December 2024

Prior corresponding period: 1 July 2023 – 31 December 2023

Results announcement to the market

	31 Dec 2024 \$'000	31 Dec 2023 \$'000	Movement \$'000	Movement %
Revenue and other income	7,450	7,684	(234)	(3.0)
Profit attributable to stapled securityholders for the half-year	1,879	2,317	(438)	(18.9)
Operating profit ¹	2,612	1,843	769	41.7

¹ Operating profit is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Fund. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare. A reconciliation of the Fund's statutory profit to operating earnings is provided in Note 1 of the Interim Financial Report.

	31 Dec 2024 Cents per security	31 Dec 2023 Cents per security	Movement Cents per security	Movement %
Earnings per security – Basic and diluted	0.9	1.6	(0.7)	(43.8)
Operating profit per security	1.2	1.3	(0.1)	(7.7)



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Distributions

During the half-year, distributions made by the Fund to securityholders were in the form of fully franked distributions from Active REIT.

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	Amount per Security (cents)	Franked amount per security (cents)	Total paid \$'000	Record date	Date of payment
September 2024 quarterly distribution – fully franked	0.75	0.75	1,610	30 September 2024	25 October 2024
December 2024 quarterly distribution – fully franked	0.75	0.75	1,623	31 December 2024	24 January 2025
Total distribution for the half- year ended 31 December 2024	1.50	1.50	3,233		
September 2023 quarterly distribution – fully franked	1.50	1.50	2,166	29 September 2023	27 October 2023
December 2023 quarterly distribution – fully franked	1.50	1.50	2,167	29 December 2023	25 January 2024
Total distribution for the half- year ended 31 December 2023	3.00	3.00	4,333		

Net tangible asset per security

	31 Dec 2024 \$	31 Dec 2023 \$
NTA per security	0.60	0.90

Distribution Reinvestment Plan

The Fund's distribution reinvestment plan was activated for the September 2024 quarterly distribution.

Control gained or lost over entities during the half-year

Refer to Note 10 Controlled entities of the Interim Financial Report.

360 Capital



360 CAPITAL REIT

(ASX:TOT)

INTERIM FINANCIAL REPORT

For the half-year ended 31 December 2024

360 Capital REIT (ASX:TOT) comprises:
360 Capital Passive REIT (ARSN 602 304 432) and its controlled entities and
360 Capital Active REIT (ARSN 602 303 613) and its controlled entities.

General information

360 Capital REIT is an Australian Securities Exchange ("ASX") listed stapled security comprising 360 Capital Passive REIT and 360 Capital Active REIT trading as 360 Capital REIT (ASX:TOT), constituted and domiciled in Australia. Its registered office and principal place of business is:

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia

The Responsible Entity of the Fund is 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474).

The nature of operations and principal activities of the Fund are disclosed in the Responsible Entity report, which is not part of the consolidated financial statements.

The Interim Financial Report of 360 Capital REIT ("Consolidated Entity" or "Fund") comprises the consolidated interim financial statements of 360 Capital Passive REIT (ARSN 602 304 432) ("Passive REIT") and 360 Capital Active REIT (ARSN 602 303 613) ("Active REIT") as well as their respective controlled entities. A 360 Capital REIT stapled security comprises one 360 Capital Passive REIT unit stapled to one 360 Capital Active REIT unit to create a single listed security traded on the ASX. The stapled security cannot be traded or dealt with separately.

The Interim Financial Report is presented in Australian dollars, which is 360 Capital REIT's functional and presentation currency.

The Fund is an entity of the kind referred to in Corporations Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

The consolidated financial statements were authorised for issue, in accordance with a resolution of Directors, on 20 February 2025.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for 360 Capital REIT for the year ended 30 June 2024 and any public announcements made by 360 Capital REIT during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

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AVENUE

360 Capital REIT
Responsible entity report
For the half-year ended 31 December 2024

The Directors of 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474), the Responsible Entity, present their report together with the financial report of 360 Capital REIT ("Fund" or "consolidated entity") (ASX:TOT) for the half-year ended 31 December 2024. Capital REIT comprises 360 Capital Passive REIT ("Parent Entity" or "Passive REIT") and its controlled entities and 360 Capital Active REIT ("Active REIT") and its controlled entities.

Directors

The following persons were Directors of 360 Capital FM Limited during the reporting period and up to the date of this report, unless otherwise stated:

Tony Robert Pitt (Executive Chairman)
David van Aanholt (Deputy Chairman)
Andrew Graeme Moffat
Anthony Gregory McGrath

Principal activities

The Fund listed on the Australian Securities Exchange ("ASX") in April 2015, its strategy is to invest in real estate equity with a focus on investing in a diversified portfolio of well leased, income producing commercial real estate assets across Australia and New Zealand.

360 Capital REIT
Responsible entity report
For the half-year ended 31 December 2024

Operating and financial overview

Key financial highlights for the half-year ended 31 December 2024

Statutory profit

\$1.9m

(December 2023: \$2.3m)

Statutory profit of \$1.9 million represents \$0.4 million or 18.9% decrease from the prior period. An increase in net property income and a reduction in finance costs during the period was offset by a net fair value loss on investment properties of \$1.1 million.

Operating profit

\$2.6m

(December 2023: \$1.8m)

Operating profit¹ of \$2.6 million (equating to 1.2cps) reflects a \$0.8 million or 41.7% increase from the prior period. The result includes net operating property income² of \$5.5 million an increase of \$0.2 million on the prior period, and a reduction of finance cost of \$0.6 million compared to the prior period.

Distributions per security

1.5cps

(December 2023: 3.0cps)

Following the Fund's entitlement offer in February 2024, quarterly distributions were rebased to 0.75cpu from the June 2024 quarter, equivalent to 3.0cps per annum.

Net tangible assets

\$0.60

per security
(June 2024: \$0.61)

The Fund's NTA of \$0.60 per security reflects a slight decrease from 30 June 2024.

ASX closing price

\$0.395

per security
(June 2024: \$0.385)

The Fund's ASX closing price of \$0.395 per security was up from \$0.385 per security as at 30 June 2024.

¹ Operating profit is a financial measure which is not prescribed by Australian Accounting Standards ("AAS") and represents the profit under AAS adjusted for non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Fund and it is used as a guide to assess the Fund's ability to pay distributions to securityholders. The operating profit information in the table has not been subject to any specific audit procedures by the Fund's auditor but has been extracted from Note 1: Segment reporting.

² Net operating property income excludes IFRS adjustments including straight-lining of rental income and amortisation of lease incentives.

Key operational achievements for the half-year ended 31 December 2024

Investment property portfolio

\$201.8m

(June 2024: \$201.4m)

The investment property portfolio currently is valued at \$201.8 million, in line with external valuations conducted in June 2024, except for a \$0.4 million increase in the valuation of 38 Sydney Avenue, Forrest, ACT following the leasing of its remaining vacancies and part payment of incentives during the period.

Portfolio Occupancy¹

93.3%

(June 2024: 93.0%)

The Fund completed the leasing of the remaining vacancies at 38 Sydney Avenue, Forrest ACT comprising a total of 2,158sqm, with Level 2 at 510 Church Street, Cremorne VIC the only vacancy remaining in the portfolio.

Portfolio WALE

6.9 years

(June 2024: 6.7 years)

The Fund's Weighted Average Lease Expiry (WALE) increased to 6.9 years following the leasing at 38 Sydney Avenue, Forrest ACT, increasing the property's WALE to 9.4 years.

¹ Portfolio occupancy is calculated by income including car parking, the prior period amount is inclusive of a rental guarantee.

360 Capital REIT

Responsible entity report

For the half-year ended 31 December 2024

Financial overview

The Fund's statutory profit attributable to securityholders for the half-year was \$1.9 million (December 2023: \$2.3 million). The operating profit for the half-year was \$2.6 million (December 2023: \$1.8 million). The Fund's balance sheet as at 31 December 2024 had gross assets of \$203.9 million (June 2024: \$207.4 million).

Property portfolio

TOT's property portfolio comprises three modern assets located in Melbourne, Canberra and Brisbane with a Weighted Average Lease Expiry (WALE) of 6.9 years¹, average age of 4.2 years², and is now 93.3% occupied, with Level 2 at 510 Church Street, Cremorne VIC the only vacancy remaining in the portfolio. The properties are all 5 Star NABERS rated with strong tenant covenants and comprises:

- 510 Church Street, Cremorne VIC, was completed in 2021, office/healthcare facility valued at \$105.0 million (50% interest) comprising 19,719sqm of lettable area and 145 car parks;
- 38 Sydney Avenue, Forrest ACT refurbished in 2018, is an A-grade office building, valued at \$66.8 million comprising 8,670sqm lettable area and 82 car parks; and
- 34 Southgate Avenue, Cannon Hill QLD completed in September 2022, comprising a 3,585sqm high-tech industrial facility, 153 car parks, valued at \$30.0 million, and is occupied by Michael Hill International as its global headquarters.

The investment portfolio is well diversified, comprising 52.0% office/healthcare, 33.1% office and 14.9% high-tech industrial assets across the eastern states³.

Valuations

The property portfolio was valued at \$201.8 million as at 31 December 2024 (June 2024: \$201.4 million). Internal valuations were undertaken across all the properties and the values remained in line with the external valuations undertaken in June 2024, except for a \$0.4 million increase in 38 Sydney Avenue, Forrest ACT following the leasing of its remaining vacancies and part payment of incentives.

Leasing

During the period the Fund completed the leasing of the remaining vacancies at 38 Sydney Avenue, Forrest, ACT comprising a total of 2,158sqm or 24.8% of the building with the following leases completed:

- CropLife Australia Limited has leased 754sqm for a term of 7 years commencing 17 February 2025 with fixed 3.5% annual reviews; and
- Commonwealth of Australia on behalf of Australian Centre for International Agricultural Research (ACIAR) over 1,404sqm for 12 years commencing 1 August 2025 with fixed 3.5% annual rent reviews.

Following the above leasing, the only remaining vacancy within the portfolio is Level 2 at 510 Church Street, Cremorne VIC comprising 2,582sqm.

Capital management

In August 2024, the Fund refinanced its existing finance facility for a term of three years expiring in August 2027 at a reduced margin. The facility limit was decreased from \$84.0 million to \$80.0 million. The bank loan is secured by first mortgages over the three investment properties. The loan facility is unhedged and was drawn to \$70.0 million as at 31 December 2024 (June 2024: \$73.6 million). The loan is subject to floating interest rate and the weighted average interest rate was 5.91% for the half year (June 2024: 6.01%).

The Fund activated its Distribution Reinvestment Plan (DRP) for the June and September 2024 quarterly distributions with 2,200,376 and 1,841,546 securities issued at an issue price of \$0.36 and \$0.42 per security respectively during the period. In the prior period, DRP was also activated for the December 2023 quarterly distribution and 1,795,904 securities were issued at an issue price of \$0.54 per security in January 2024.

Strategy and outlook

The Fund remains focused executing on its leasing strategy on the remaining vacancies within its property portfolio.

The Fund is in a strong capital position, and it appears with the expected fall in interest rates in Australia, coupled with investment confidence improving for commercial real estate that the REIT sector is getting towards the later part of the correction cycle for commercial real estate in the Australian commercial real estate cycle. The Fund is starting to see opportunities to grow and make itself more relevant with a growth objective to be included in the S&P/ASX300 A-REIT Index in the medium term, however with any growth opportunities, it will remain focused on restoring and creating value for securityholders.

¹ Weighted by gross income including car parking and excluding outstanding incentives

² Average age from the date of major refurbishment of 38 Sydney Avenue and completion date for remaining portfolio. Weighted by value.

³ Weighted by value

360 Capital REIT
Responsible entity report
For the half-year ended 31 December 2024

Distributions

During the half-year, distributions made by the Fund to securityholders were in the form of fully franked dividends from Active REIT. There were no distributions paid from Passive REIT. Distributions paid or payable during the period were as follows:

	Date of payment	Cents per unit	31 Dec 2024 \$'000	31 Dec 2023 \$'000
September 2024 quarter fully franked dividend	25/10/2024	0.75	1,610	-
December 2024 quarter fully franked dividend	24/01/2025	0.75	1,623	-
Total dividends for the half-year ended 31 December 2024		1.50	3,233	-
September 2023 quarter fully franked dividend	27/10/2023	1.50	-	2,166
December 2023 quarter fully franked dividend	25/01/2024	1.50	-	2,167
Total dividends for the half-year ended 31 December 2023		3.00	-	4,333

Significant changes in the state of affairs

There were no significant changes in the state of affairs of the consolidated entity during the half-year.

Likely developments and expected results of operations

The Fund will continue to invest in real estate based activities and actively manage a diversified portfolio of investments as in line with its stated strategy.

Number of interests on issue

As at 31 December 2024 the number of securities on issue in the Fund was 216,452,439 (June 2024: 212,410,517).

Buy back arrangements

As detailed in the Fund constitution, the Responsible Entity is not under any obligation to buy back, purchase or redeem securities from stapled securityholders. During the half-year there were no security buy-backs (December 2023: nil).

Securities held by the Responsible Entity or related parties of the Responsible Entity

At 31 December 2024 related parties of the Responsible Entity held securities in the Fund, as detailed in Note 13 to the interim financial statements.

Fees, commissions or other charges by the Responsible Entity or related parties of the Responsible Entity

All fees payable to the Responsible Entity or its related parties are detailed in Note 13 to the interim financial statements.

Matters subsequent to the end of the financial period

On 13 January 2025, the Fund announced an extraordinary meeting of securityholders to be held on 6 February 2025. The meeting was held to consider a resolution for the Responsible Entity to enter into an investment management agreement (Investment Management Agreement) with 360 Capital REIT IM Pty Limited (ABN 45 682 961 226) (Investment Manager) to act as investment manager and provide asset management, administrative and other management services to the Fund. The resolution was subsequently approved by securityholders at the meeting and the Investment Management Agreement commenced on the 7 February 2025 with a minimum term 10 years and an extended term of 5 years. Following the appointment of the Investment Manager the entitlement to an annual performance fee has been removed and management fees charged to the Fund reduced by 0.05% p.a. Management fees now comprise a Responsible Entity fee of 0.05% p.a. and investment management fee of 0.55% p.a., calculated on the Fund's gross asset value. Refer to the notice of meeting and accompanying explanatory memorandum for more information.

No other matter or circumstance has arisen since 31 December 2024 that has significantly affected, or may significantly affect the consolidated entity's operations, the results of those operations, or the consolidated entity's state of affairs in future financial years.

Environmental regulation

The Directors of the Responsible Entity of the Fund, oversee the policies, procedures and systems that have been implemented to ensure adequacy of the Fund's environmental risk management practices. The Responsible Entity believes that adequate systems are in place for the management of the Fund's environmental responsibilities and compliance with its various license requirements and regulations and is not aware of any breaches of these requirements.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this Responsible entity report.

360 Capital REIT
Responsible entity report
For the half-year ended 31 December 2024

Indemnity and insurance of officers

During or since the end of the financial half-year, the Responsible Entity has paid insurance premiums to insure each of the aforementioned Directors as well as officers of the Responsible Entity of the Fund against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in their capacity of the Responsible Entity, other than conduct involving a wilful breach of duty in relation to the Responsible Entity. Insurance premiums are paid out of 360 Capital Group and not out of the assets of the Fund. The Responsible Entity has not otherwise, during or since the end of the financial year indemnified or agreed to indemnify an officer of the Responsible Entity.

Indemnity and insurance of auditor

To the extent permitted by law, the Company has agreed to indemnify its auditors, Ernst & Young Australia, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the end of the financial half-year.

Rounding of amounts

360 Capital REIT is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

This report is made in accordance with a resolution of Directors, pursuant to section 306(3)(a) of the Corporations Act 2001.

On behalf of the Directors



Tony Robert Pitt
Executive Chairman



David van Aanholt
Deputy Chairman

20 February 2025



**Shape the future
with confidence**

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Auditor's independence declaration to the directors of 360 Capital FM Limited as Responsible Entity for 360 Capital REIT and 360 Capital Active REIT

As lead auditor for the review of the interim financial report of 360 Capital REIT and 360 Capital Active REIT for the half-year ended 31 December 2024, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- b. No contraventions of any applicable code of professional conduct in relation to the review; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of 360 Capital REIT and the entities it controlled and 360 Capital Active REIT and the entities it controlled during the financial period.

Ernst & Young

St Elmo Wilken
Partner
20 February 2025

360 Capital REIT

Consolidated interim statements of profit or loss and other comprehensive income For the half-year ended 31 December 2024

	Note	Consolidated		Active REIT	
		31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
		\$'000	\$'000	\$'000	\$'000
Revenue					
Rental income	3	7,406	7,288	-	-
Distribution from property fund		-	75	-	75
Finance revenue		44	51	2	3
Total revenue		7,450	7,414	2	78
Net fair value gain on investment properties	6	-	270	-	-
Total revenue and other income		7,450	7,684	2	78
Expenses					
Property expenses and outgoings		(1,399)	(1,318)	-	-
Administration expenses		(188)	(178)	(48)	(41)
Management fees		(667)	(757)	(99)	(14)
Finance costs		(2,184)	(2,748)	-	-
Net fair value loss on investment properties	6	(1,120)	-	-	-
Net fair value loss on financial assets	5	-	(513)	-	(513)
Net loss on disposal of financial assets		(82)	-	(82)	-
Total expenses		(5,640)	(5,514)	(229)	(568)
Profit/(loss) before income tax benefit		1,810	2,170	(227)	(490)
Income tax benefit	4	69	147	69	147
Profit/(loss) after income tax benefit for the half-year attributable to the securityholders of 360 Capital REIT		1,879	2,317	(158)	(343)
Other comprehensive income for the half-year, net of tax		-	-	-	-
Total comprehensive income for the half-year attributable to the securityholders of 360 Capital REIT		1,879	2,317	(158)	(343)
Total comprehensive income attributable to:					
		Consolidated		Active REIT	
		31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
		\$'000	\$'000	\$'000	\$'000
Securityholders of 360 Capital Passive REIT		2,037	2,660	-	-
Securityholders of 360 Capital Active REIT		(158)	(343)	(158)	(343)
		1,879	2,317	(158)	(343)
	Note	Consolidated		Active REIT	
		Cents	Cents	Cents	Cents
Basic earnings per security	12	0.9	1.6	(0.1)	(0.2)
Diluted earnings per security	12	0.9	1.6	(0.1)	(0.2)

The above consolidated interim statements of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

360 Capital REIT
Consolidated interim statements of financial position
As at 31 December 2024

	Note	Consolidated		Active REIT	
		31 Dec 2024	30 Jun 2024	31 Dec 2024	30 Jun 2024
		\$'000	\$'000	\$'000	\$'000
Assets					
Current assets					
Cash and cash equivalents		1,810	2,344	37	5
Trade and other receivables		222	316	6	43
Financial assets at fair value through profit or loss	5	-	3,316	-	3,316
Related party loan	13	-	-	57,148	56,505
Total current assets		2,032	5,976	57,191	59,869
Non-current assets					
Investment properties	6	201,800	201,400	-	-
Deferred tax assets		34	-	34	-
Total non-current assets		201,834	201,400	34	-
Total assets		203,866	207,376	57,225	59,869
Liabilities					
Current liabilities					
Trade and other payables		3,234	3,325	67	18
Distribution payable		1,623	1,593	1,623	1,593
Provision for Income tax		313	-	313	-
Total current liabilities		5,170	4,918	2,003	1,611
Non-current liabilities					
Borrowings	7	69,755	73,379	-	-
Deferred tax liabilities		-	349	-	349
Total non-current liabilities		69,755	73,728	-	349
Total liabilities		74,925	78,646	2,003	1,960
Net assets		128,941	128,730	55,222	57,909
Equity					
Issued capital	8	214,124	212,559	37,726	37,022
Retained profits/(accumulated losses)		(85,183)	(83,829)	17,496	20,887
Total equity		128,941	128,730	55,222	57,909

The above consolidated interim statements of financial position should be read in conjunction with the accompanying notes

360 Capital REIT
Consolidated interim statements of changes in equity
For the half-year ended 31 December 2024

Consolidated	Note	Issued capital \$'000	Accumulated losses \$'000	Total equity \$'000
Balance at 1 July 2024		212,559	(83,829)	128,730
Profit after income tax benefit for the half-year		-	1,879	1,879
Other comprehensive income for the half-year, net of tax		-	-	-
Total comprehensive income for the half-year		-	1,879	1,879
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Securities issued DRP	8	1,575	-	1,575
Transaction costs issue of securities	8	(10)	-	(10)
Distributions paid or payable	2	-	(3,233)	(3,233)
Balance at 31 December 2024		214,124	(85,183)	128,941

Consolidated	Note	Issued capital \$'000	Accumulated losses \$'000	Total equity \$'000
Balance at 1 July 2023		185,212	(53,761)	131,451
Profit after income tax benefit for the half-year		-	2,317	2,317
Other comprehensive income for the half-year, net of tax		-	-	-
Total comprehensive income for the half-year		-	2,317	2,317
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Distributions paid or payable	2	-	(4,333)	(4,333)
Balance at 31 December 2023		185,212	(55,777)	129,435

The above consolidated interim statements of changes in equity should be read in conjunction with the accompanying notes

360 Capital REIT
Consolidated interim statements of changes in equity
For the half-year ended 31 December 2024

	Note	Issued capital \$'000	Retained profits \$'000	Total equity \$'000
Active REIT				
Balance at 1 July 2024		37,022	20,887	57,909
Loss after income tax benefit for the half-year		-	(158)	(158)
Other comprehensive income for the half-year, net of tax		-	-	-
Total comprehensive income for the half-year		-	(158)	(158)
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Securities issued DRP	8	709	-	709
Transaction costs issue of securities	8	(5)	-	(5)
Distributions paid or payable	2	-	(3,233)	(3,233)
Balance at 31 December 2024		37,726	17,496	55,222

	Note	Issued capital \$'000	Retained profits \$'000	Total equity \$'000
Active REIT				
Balance at 1 July 2023		26,192	29,600	55,792
Loss after income tax benefit for the half-year		-	(343)	(343)
Other comprehensive income for the half-year, net of tax		-	-	-
Total comprehensive income for the half-year		-	(343)	(343)
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Distributions paid or payable	2	-	(4,333)	(4,333)
Balance at 31 December 2023		26,192	24,924	51,116

The above consolidated interim statements of changes in equity should be read in conjunction with the accompanying notes

360 Capital REIT
Consolidated interim statements of cash flows
For the half-year ended 31 December 2024

	Note	Consolidated 31 Dec 2024 \$'000	31 Dec 2023 \$'000	Active REIT 31 Dec 2024 \$'000	31 Dec 2023 \$'000
Cash flows from operating activities					
Receipts from customers (inclusive of GST)		7,481	7,582	-	-
Payments to suppliers (inclusive of GST)		(3,007)	(3,203)	(101)	(54)
Dividends and distributions received		40	103	40	103
Finance revenue		60	71	2	3
Interest and other finance costs paid		(2,535)	(2,452)	-	-
Income taxes paid		-	(11,793)	-	(11,793)
Net cash from/(used in) operating activities		2,039	(9,692)	(59)	(11,741)
Cash flows from investing activities					
Payment for investment properties	6	(569)	(1,645)	-	-
Proceeds from disposal of listed financial assets	5	3,234	-	3,234	-
Net cash from/(used in) investing activities		2,665	(1,645)	3,234	-
Cash flows from financing activities					
Proceeds from borrowings	7	-	14,500	-	-
Repayment of borrowings	7	(3,600)	-	-	-
Security issue transaction costs	8	(10)	-	(5)	-
Distributions paid	2	(1,628)	(4,333)	(1,628)	(4,333)
Proceeds from related party loan		-	-	(1,510)	-
Repayment of related party loan		-	-	-	15,824
Net cash (used in)/from financing activities		(5,238)	10,167	(3,143)	11,491
Net (decrease)/increase in cash and cash equivalents		(534)	(1,170)	32	(250)
Cash and cash equivalents at the beginning of the financial half-year		2,344	3,082	5	320
Cash and cash equivalents at the end of the financial half-year		1,810	1,912	37	70

The above consolidated interim statements of cash flows should be read in conjunction with the accompanying notes

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For the half-year ended 31 December 2024

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Note 1. Operating segments

Identification of reportable operating segments

The Fund invests solely in the property sector within Australia and New Zealand.

The Chief Operating Decision Maker, being the Executive Chairman of the Responsible Entity, monitors the performance and results of the Fund at a consolidated Fund level. As a result, the Fund has only one segment and no segment information is reported for the Active REIT.

Operating profit is a financial measure which is not prescribed by AAS and represents the profit under AAS adjusted for non-operating items which management consider to reflect the core earnings of the Fund and is used as a guide to assess the Fund's ability to pay distributions to stapled securityholders. The information provided is net of non-operating items comprising transaction costs, rent straight-lining adjustment, lease incentive amortisation, unrealised fair value adjustments of financial assets and other assets, unrealised foreign exchange gains and losses, impairment adjustments, share of equity accounted profits in excess of distributions received and all other non-operating activities.

The following table summarises key reconciling items between statutory profit attributable to securityholders of the Fund and operating profit.

	Consolidated	
	31 Dec 2024	31 Dec 2023
	\$'000	\$'000
Profit attributable to stapled securityholders of the Fund	1,879	2,317
Non-operating items		
Net (gain)/loss on fair value of investment properties	1,120	(270)
Net loss on disposal of financial assets	82	-
Net loss on fair value of financial assets	-	513
Rent straight-lining adjustments	(583)	(669)
Lease incentive amortisation	84	84
Borrowing costs amortisation	56	-
Tax benefit on non-operating items	(26)	(132)
Operating profit (profit before non-operating items)	2,612	1,843
Weighted average number of stapled securities ('000)	214,993	144,437
Operating profit (profit before non-operating items) per stapled security - cents	1.2	1.3

Note 2. Distributions

During the half-year, distributions made by the Fund to securityholders were in the form of fully franked dividends from Active REIT. There were no distributions paid from Passive REIT. Distributions paid or payable during the period were as follows:

	Date of payment	Cents per unit	31 Dec 2024	31 Dec 2023
			\$'000	\$'000
September 2024 quarter fully franked dividend	25/10/2024	0.75	1,610	-
December 2024 quarter fully franked dividend	24/01/2025	0.75	1,623	-
Total dividends for the half-year ended 31 December 2024		1.50	3,233	-
September 2023 quarter fully franked dividend	27/10/2023	1.50	-	2,166
December 2023 quarter fully franked dividend	25/01/2024	1.50	-	2,167
Total dividends for the half-year ended 31 December 2023		3.00	-	4,333

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Note 3. Rental income

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	31 Dec 2023 \$'000	31 Dec 2024 \$'000	31 Dec 2023 \$'000
Rental income	6,050	5,899	-	-
Recoverable outgoings	773	720	-	-
Rent straight-lining adjustment	583	669	-	-
	7,406	7,288	-	-

Note 4. Income tax benefit

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	31 Dec 2023 \$'000	31 Dec 2024 \$'000	31 Dec 2023 \$'000
<i>Numerical reconciliation of income tax benefit and tax at the statutory rate</i>				
Profit/(loss) before income tax benefit	1,810	2,170	(227)	(490)
Tax at the statutory tax rate of 30%	543	651	(68)	(147)
Tax effect amounts which are not deductible/(taxable) in calculating taxable income:				
Trust (income)/losses exempt from income tax	(611)	(798)	-	-
Equity raising costs	(1)	-	(1)	-
Income tax benefit	(69)	(147)	(69)	(147)

Note 5. Financial assets at fair value through profit or loss

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	30 Jun 2024 \$'000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
<i>Current assets</i>				
Investments in unlisted securities	-	3,316	-	3,316
<i>Reconciliation</i>				
Reconciliation of the fair values at the beginning and end of the current and previous financial half-year are set out below:				
Balance at 1 July	3,316	4,263	3,316	4,263
Disposal of unlisted financial assets	(3,316)	-	(3,316)	-
Additions	3,316	-	3,316	-
Disposal of listed financial assets	(3,234)	-	(3,234)	-
Fair value adjustment of financial assets	-	(947)	-	(947)
Loss on sale of financial assets	(82)	-	(82)	-
Closing fair value	-	3,316	-	3,316

The Fund had a 4.5% interest in an unlisted trust which owns a property, Home HQ Artarmon. In August 2024, the Fund sold its interest in the trust in exchange for listed securities at its 30 June 2024 carrying value of \$3.3 million. The listed securities were subsequently disposed of on the market by September 2024 for a total consideration of \$3.2 million.

Refer to Note 9 for further information on fair value measurement.

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Note 6. Investment properties

Property	Fair value		Capitalisation rate		Discount rate		31 Dec 2024 Valuer	Last independent valuation date
	31 Dec 2024 \$'000	30 Jun 2024 \$'000	31 Dec 2024 %	30 Jun 2024 %	31 Dec 2024 %	30 Jun 2024 %		
38 Sydney Ave, Forrest ACT	66,800	66,400	6.25%	6.25%	7.00%	7.00%	Directors	June 2024
510 Church St, Cremorne VIC	105,000	105,000	6.00%	6.00%	7.00%	7.00%	Directors	June 2024
34 Southgate Ave, Cannon Hill QLD	30,000	30,000	6.50%	6.50%	7.00%	7.00%	Directors	June 2024
Total	201,800	201,400						

38 Sydney Ave, Forrest ACT

38 Sydney Avenue, refurbished in 2018, is an A-grade office building, valued at \$66.8 million comprising 8,670sqm lettable area and 82 car parks. The major tenant is the Australian National Audit Office which occupies 56.0% of the lettable area with a lease expiring in December 2034. The property has a 9.4-year Weighted Average Lease Expiry (WALE). The building has a 5.0 Star NABERS Energy rating and a 4.5 Star NABERS Water rating.

510 Church St, Cremorne VIC

510 Church Street was completed in 2021, office/healthcare facility valued at \$105.0 million (50% interest) comprising 19,719sqm of lettable area and 145 car parks. The property has a diverse tenant mix, and a 5.1year WALE. The building has a 4.5 Star NABERS Energy Rating or 5.0 Star with Green Power and a 4.5 Star NABERS Water Rating.

34 Southgate Ave, Cannon Hill QLD

34 Southgate Avenue completed in September 2022, comprising a 3,585sqm high-tech industrial facility, 153 car parks and is valued at \$30.0 million, and is occupied by Michael Hill International as its global headquarters with 7.7 years remaining and 3.0% fixed annual rent reviews. The building has a 5 Star NABERS Energy rating and a 4.5 Star NABERS Water rating.

	Consolidated	
	31 Dec 2024 \$'000	30 Jun 2024 \$'000
Balance at 1 July	201,400	225,000
Additions	237	-
Lease incentives	784	1,645
Lease incentives amortisation	(84)	(167)
Rent straight-lining adjustments	583	1,212
Fair value adjustments	(1,120)	(26,290)
Closing balance	201,800	201,400

Valuation techniques and significant unobservable inputs (Level 3)

The fair values of the investment properties were determined by the directors of the Responsible Entity with reference to independent external valuations or internal valuations. Independent external valuation companies possess the appropriate recognised professional qualification and recent experience in the location and category of the properties being valued. Fair value is based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The Responsible Entity has also considered factors such as changes in downtime, incentive allowances, rental growth and rental relief when determining property valuations.

As at 31 December 2024, the Fund has undertaken internal valuations for all three investment properties.

The valuations were prepared by considering the following valuation methodologies:

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Note 6. Investment properties (continued)

- Capitalisation Approach: the annual net rental income is capitalised at an appropriate market yield to arrive at the property's market value. Appropriate capital adjustments are then made where necessary to reflect the specific cash flow profile and the general characteristics of the property.
- Discounted Cash Flow Approach: this approach incorporates the estimation of future annual cash flows over a 10 year period by reference to expected rental growth rates, ongoing capital expenditure, terminal sale value and acquisition and disposal costs. The present value of future cash flows is then determined by the application of an appropriate discount rate to derive a net present value for the property.
- Direct Comparison Approach: this approach identifies comparable sales on a dollar per square meter of lettable area basis and compares the equivalent rates to the property being valued to determine the property's market value.

The valuations reflect, as appropriate; the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting of vacant accommodation and the market's general perception of their credit-worthiness; the allocation of maintenance and insurance responsibilities between the lessor and lessee; and the remaining economic life of the property. It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices and, where appropriate, counter notices have been served validly and within the appropriate time.

A further sensitivity analysis was undertaken by the Fund to assess the fair value of investment. The table below illustrates the impact on valuation of movements in capitalisation rates:

	Fair value at 31 Dec 2024 \$'000	Fair value at 30 Jun 2024 \$'000	Capitalisation rate +0.25% at 31 Dec 2024 \$'000	Capitalisation rate +0.25% at 30 Jun 2024 \$'000	Capitalisation rate -0.25% at 31 Dec 2024 \$'000	Capitalisation rate -0.25% at 30 Jun 2024 \$'000
	201,800	201,400	(7,880)	(7,865)	8,549	8,532

It appears with the expected fall in interest rates in Australia, coupled with investment confidence improving for commercial real estate the REIT sector is heading towards to later part of the correction in the Australian commercial real estate cycle. The Fund has continued to re-assess the valuation method to ensure appropriate consideration given to inputs used.

Note 7. Borrowings

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	30 Jun 2024 \$'000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
<i>Non-current liabilities</i>				
Bank loans - secured	70,000	73,600	-	-
Borrowing costs	(245)	(221)	-	-
	69,755	73,379	-	-

In August 2024, the Fund refinanced its existing finance facility for a term of three years expiring in August 2027. The facility limit was decreased from \$84.0 million to \$80.0 million. The bank loan is secured by first mortgages over the three investment properties. The loan facility is unhedged and is subject to floating interest rate and the weighted average interest rate was 5.91% for the half year (30 June 2024: 6.01%).

Movements in the carrying value during the half-year are set out below:

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	30 Jun 2024 \$'000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
Balance at 1 July	73,379	83,408	-	-
Loan drawdowns	-	15,500	-	-
Loan repayments	(3,600)	(25,700)	-	-
Borrowing costs capitalised	(80)	(24)	-	-
Borrowing costs amortised	56	195	-	-
Closing balance	69,755	73,379	-	-

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Note 7. Borrowings (continued)

As at 31 December 2024, the Fund has the following debt facilities:

	Consolidated		Active REIT	
	31 Dec 2024 \$'000	30 Jun 2024 \$'000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
Facility limit	80,000	84,000	-	-
Facility unused	(10,000)	(10,400)	-	-
Facility used	70,000	73,600	-	-

Debt covenants

The Fund's borrowings are subject to a range of covenants, according to the facility agreement, the following covenants are included:

- Loan to value ratio: the borrowings amount must not exceed 55% of the accepted valuations of the investment properties; and
- Interest coverage ratio: the ratio of net property income to finance costs on borrowings is not to be less than 1.5 times.

A breach of these covenants may trigger the voluntary prepayment of an amount to cure the covenant breach. The Fund performed a review of debt covenants as at 31 December 2024 and no breaches were identified.

Note 8. Issued capital

(a) Issued capital

	Consolidated			
	31 Dec 2024 Securities '000	30 Jun 2024 Securities '000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
Issued capital - trust units	216,452	212,411	214,124	212,559

	Active REIT			
	31 Dec 2024 Securities '000	30 Jun 2024 Securities '000	31 Dec 2024 \$'000	30 Jun 2024 \$'000
Issued capital - trust units	216,452	212,411	37,726	37,022

(b) Movements in issued capital

Movements in issued capital - 360 Capital REIT

Details	Date	Securities '000	Issue price	\$'000
Balance	1 July 2023	144,437		185,212
Securities issued DRP	25 January 2024	1,796	\$0.54	970
Transaction costs issue of securities	25 January 2024	-	\$0.00	(14)
Securities issued entitlement offer	14 March 2024	63,963	\$0.40	25,585
Transaction costs entitlement offer	14 March 2024	-	\$0.00	(121)
Securities issued DRP	24 April 2024	2,215	\$0.42	932
Transaction costs issue of securities	24 April 2024	-	\$0.00	(5)
Balance	30 June 2024	212,411		212,559

360 Capital REIT
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Note 8. Issued capital (continued)

Details	Date	Securities '000	Issue price	\$'000
Balance	1 July 2024	212,411		212,559
Securities issued DRP	26 July 2024	2,200	\$0.36	793
Transaction costs issue of securities	26 July 2024	-	\$0.00	(5)
Securities issued DRP	25 October 2024	1,841	\$0.42	782
Transaction costs issue of securities	25 October 2024	-	\$0.00	(5)
Balance	31 December 2024	216,452		214,124

Movements in issued capital - 360 Capital Active REIT

Details	Date	Securities '000	Issue price	\$'000
Balance	1 July 2023	144,437		26,192
Securities issued DRP	25 January 2024	1,796	\$0.23	411
Transaction costs issue of securities	25 January 2024	-	\$0.00	(5)
Securities issued entitlement offer	14 March 2024	63,963	\$0.16	10,106
Transaction costs entitlement offer	14 March 2024	-	\$0.00	(48)
Securities issued DRP	24 April 2024	2,215	\$0.17	368
Transaction costs issue of securities	24 April 2024	-	\$0.00	(2)
Balance	30 June 2024	212,411		37,022

Details	Date	Securities '000	Issue price	\$'000
Balance	1 July 2024	212,411		37,022
Securities issued DRP	26 July 2024	2,200	\$0.16	357
Transaction costs issue of securities	26 July 2024	-	\$0.00	(2)
Securities issued DRP	25 October 2024	1,841	\$0.19	352
Transaction costs issue of securities	25 October 2024	-	\$0.00	(3)
Balance	31 December 2024	216,452		37,726

c) Buy back

During the half-year the Fund did not buy back any securities (31 December 2023: nil).

d) Distribution reinvestment plan (DRP)

The Fund activated its DRP for the June and September 2024 quarterly distributions with 2,200,376 and 1,841,546 securities issued at an issue price of \$0.36 and \$0.42 per security respectively during the period. In the prior period, DRP was also activated for the December 2023 quarterly distribution and 1,795,904 securities were issued at an issue price of \$0.54 per security in January 2024.

Note 9. Fair value measurement of financial instruments

Fair value hierarchy

The fair value of the Fund's financial assets and liabilities are approximately equal to that of their carrying values as at 31 December 2024. The fair values of cash and cash equivalents, receivables, trade and other payables, distributions payable, related party loan and bank borrowings approximate their carrying amounts largely due to the short-term maturities of these instruments.

The following tables detail the consolidated entity's and Fund's financial assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

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Note 9. Fair value measurement of financial instruments (continued)

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
Level 2: Valuation techniques (for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable)
Level 3: Valuation techniques (for which the lowest level input that is significant to the fair value measurement is unobservable)

Consolidated - 31 Dec 2024	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<i>Assets</i>				
Financial assets at fair value through profit or loss	-	-	-	-
Total assets	-	-	-	-

Consolidated - 30 Jun 2024	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<i>Assets</i>				
Financial assets at fair value through profit or loss	-	-	3,316	3,316
Total assets	-	-	3,316	3,316

Active REIT - 31 Dec 2024	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<i>Assets</i>				
Financial assets at fair value through profit or loss	-	-	-	-
Total assets	-	-	-	-

Active REIT - 30 Jun 2024	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<i>Assets</i>				
Financial assets at fair value through profit or loss	-	-	3,316	3,316
Total assets	-	-	3,316	3,316

For financial instruments that are recognised at fair value on a recurring basis, the Fund determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

There were no transfers between levels during the half-year. Fair value hierarchy levels are reviewed on an annual basis unless there is a significant change in circumstances indicating that the classification may have changed.

Valuation techniques

The Fund invested in unlisted investments which are carried at fair value through profit or loss in the prior period. Unlisted investments were not traded in an active market and were categorised as Level 3 instruments. The Net Tangible Assets (NTA) of the underlying investments is used as a basis for valuation however may be amended as deemed appropriate (e.g. when the NTA of the underlying investment is negative).

Note 10. Controlled entities

The consolidated interim financial statements incorporate the assets, liabilities and results of the following subsidiaries controlled by 360 Capital Passive REIT:

Name	Principal place of business / Country of incorporation	Ownership interest	
		31 Dec 2024 %	30 Jun 2024 %
360 Capital Active REIT ¹	Australia	100%	100%
URB Investments Pty Limited ²	Australia	100%	100%
360 Capital TOT Finance Trust	Australia	100%	100%
360 Capital REIT Property Trust	Australia	100%	100%

360 Capital REIT
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Note 10. Controlled entities (continued)

The consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries controlled by 360 Capital Active REIT:

Name	Principal place of business / Country of incorporation	Ownership interest	
		31 Dec 2024 %	30 Jun 2024 %
URB Investments Pty Limited	Australia	100%	100%

1. 360 Capital Active REIT forms part of the stapled entity 360 Capital REIT, which is a wholly consolidated entity however units are held by Securityholders.

2. Entities controlled by stapled entity 360 Capital Active REIT which forms part of the consolidated entity's financial results.

Note 11. Events after the reporting period

On 13 January 2025, the Fund announced an extraordinary meeting of securityholders to be held on 6 February 2025. The meeting was held to consider a resolution for the Responsible Entity to enter into an investment management agreement (Investment Management Agreement) with 360 Capital REIT IM Pty Limited (ABN 45 682 961 226) (Investment Manager) to act as investment manager and provide asset management, administrative and other management services to the Fund. The resolution was subsequently approved by securityholders at the meeting and the Investment Management Agreement commenced on the 7 February 2025 with a minimum term 10 years and an extended term of 5 years. Following the appointment of the Investment Manager the entitlement to an annual performance fee has been removed and management fees charged to the Fund reduced by 0.05% p.a. Management fees now comprise a Responsible Entity fee of 0.05% p.a. and investment management fee of 0.55% p.a., calculated on the Fund's gross asset value. Refer to the notice of meeting and accompanying explanatory memorandum for more information.

No other matter or circumstance has arisen since 31 December 2024 that has significantly affected, or may significantly affect the consolidated entity's operations, the results of those operations, or the consolidated entity's state of affairs in future financial years.

Note 12. Earnings per security

	Consolidated	
	31 Dec 2024 \$'000	31 Dec 2023 \$'000
Profit after income tax attributable to the securityholders of 360 Capital REIT	1,879	2,317
	Number '000	Number '000
Weighted average number of ordinary securities used in calculating basic earnings per security	214,993	144,437
Weighted average number of ordinary securities used in calculating diluted earnings per security	214,993	144,437
	Cents	Cents
Basic earnings per security	0.9	1.6
Diluted earnings per security	0.9	1.6

	Active REIT	
	31 Dec 2024 \$'000	31 Dec 2023 \$'000
Loss after income tax attributable to the securityholders of 360 Capital REIT	(158)	(343)
	Number '000	Number '000
Weighted average number of ordinary securities used in calculating basic earnings per security	214,993	144,437
Weighted average number of ordinary securities used in calculating diluted earnings per security	214,993	144,437

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Note 12. Earnings per security (continued)

	Cents	Cents
Basic earnings per security	(0.1)	(0.2)
Diluted earnings per security	(0.1)	(0.2)

Note 13. Related party transactions

Responsible entity

The Responsible Entity of the Fund is 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474). The immediate parent entity of the Responsible Entity is 360 Capital Property Limited (ABN 46 146 484 433), and its ultimate parent entity is 360 Capital Group Limited (ABN 18 113 569 136).

The registered office and the principal place of business of the Responsible Entity are:

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia

Controlled entities

Interests in controlled entities are set out in Note 10.

Responsible Entity's fees and other transactions

Under the terms of the constitution, the Responsible Entity is entitled to receive fees in accordance with the product disclosure statement.

	Consolidated		Active REIT	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
	\$	\$	\$	\$
<i>Management of the fund</i>				
Management fee	666,769	756,782	99,134	14,386
Fund recoveries	444	3,561	-	452
	667,213	760,343	99,134	14,838

Management Fee: The Responsible Entity is entitled to a Management Fee of 0.65% p.a. of the gross value of the assets of the Fund during the relevant year for its role in managing and administering the Fund. Post balance sheet, management fee charged to the fund will reduce by 0.05% from 7 February 2025 following the approval by securityholders for responsible entity to enter into the investment management agreement. Refer to Note 11 Events after the reporting period for details.

Acquisition Fee: The Responsible Entity is entitled to an Acquisition Fee of up to 1.0% of the total purchase price of an investment of the Fund. The acquisition fee is payable upon the completion of the relevant acquisition.

Disposal Fee: The Responsible Entity is entitled to a Disposal Fee of up to 1.0% of the total sale price of investments sold by the Fund. The disposal fee is payable upon the completion of the relevant sale.

Indirect costs: The Responsible Entity is entitled to recover indirect costs, being any amounts that directly or indirectly reduce the returns on the units of the Fund, or the amount of income or assets of the Fund.

Security holdings

Securities held by the Responsible Entity and other Funds managed by and related to the Responsible Entity held stapled securities in the Fund and Active REIT are as follows:

	31 Dec 2024	31 Dec 2024	30 Jun 2024	30 Jun 2024
	%	units	%	units
360 Capital Property Limited				
Stapled securities held	42.1%	91,087,253	39.1%	83,078,435

360 Capital Property Limited participated in the Fund's DRP in June 2024 and September 2024 quarterly distributions and acquired 1,727,442 securities and 1,581,376 securities at the price of \$0.36 and \$0.42 per security respectively. It purchased the Fund's securities on the market acquiring 4,700,000 securities at an average price of \$0.43 per security, for a consideration of \$1,997,935. As a result, 360 Capital Property Limited's holdings in the Fund increased from 39.1% to 42.1% during the half-year.

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Note 13. Related party transactions (continued)

Distributions

Distributions paid and payable by the Fund to the Responsible Entity and other Funds managed by and related to the Responsible Entity are as follows.

	Consolidated		Active REIT	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
	\$	\$	\$	\$
Distributions paid/payable by the Fund	1,354,448	1,259,732	1,354,448	1,259,732

	Consolidated		Active REIT	
	31 Dec 2024	30 Jun 2024	31 Dec 2024	30 Jun 2024
	\$'000	\$'000	\$'000	\$'000
Trade and other payables	110,129	126,252	31,015	2,051
Distribution payables	683,154	623,088	683,154	623,088
	793,283	749,340	714,169	625,139

Related party loan

The Active REIT has a loan with the Passive REIT which relates to the working capital requirements between the two stapled entities. The balance of the loan receivable at 31 December 2024 is \$57,148,092 (June 2024: \$56,504,551). This loan is non-interest bearing and at call.

Note 14. Basis of preparation

Statement of compliance

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the Corporations Act 2001, as appropriate for profit oriented entities. These financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board ('IASB').

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the consolidated entity's and Fund's accounting policies.

Stapled group reports

360 Capital REIT is an entity of the kind referred to in ASIC Corporations (Stapled Group Reports) Instrument 2015/838 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the annual financial report and Responsible Entity report include the consolidated results of 360 Capital REIT alongside the results of the Active REIT presented in adjacent columns.

Rounding

360 Capital REIT is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

360 Capital REIT

Notes to the consolidated interim financial statements

For the half-year ended 31 December 2024

Note 14. Basis of preparation (continued)

Basis of consolidation

Stapling

On 21 April 2015, 360 Capital Total Return Fund, subsequently renamed 360 Capital REIT, was formed by stapling together the units of the 360 Capital Passive REIT, formerly 360 Capital Total Return Passive Fund, and the units of 360 Capital Active REIT, formerly 360 Capital Total Return Active Fund. The Fund was subsequently listed on 22 April 2015. Following approval at a unitholder meeting of the listed group CVC Property Fund (CJT) held on 21 January 2015, CJT was restructured including the acquisition by the Passive Fund of all issued units in CJT, the issue of 1 Passive Fund unit for every 100 CJT units, and the stapling of each Passive Fund unit to an Active Fund unit.

The Fund has determined that the Passive Fund is the parent entity in the stapling arrangement.

For statutory reporting purposes, the Fund reflects the consolidated entity being the Passive Fund (the acquirer) and its controlled entities. On the basis that the Passive Fund does not hold any interest in the Active Fund, the net assets, profit or loss and other comprehensive income of the Active Fund are considered non-controlling interests and are therefore disclosed separately.

The Constitutions of the Passive Fund and the Active Fund ensure that, for so long as these entities remain jointly listed, the number of units in the Passive Fund and the number of units in the Active Fund shall be equal and that securityholder in both funds be identical. Both the Responsible Entity of the Passive Fund and the Active Fund must at all times act in the best interest of consolidated entity.

The stapling arrangement will cease upon the earlier of the winding up of any of the stapled entities, or any of the entities terminating the stapling arrangement.

Controlled entities

The consolidated financial statements incorporate the assets and liabilities of all controlled entities of the Fund as at 31 December 2024 and the results of all controlled entities for the period then ended.

Controlled entities are entities controlled by the Fund. Control exists when an investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

The financial statements of controlled entities are included in the financial report from the date that control commences until the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between Fund entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of controlled entities have been changed where necessary to ensure consistency with the policies adopted by the Fund.

Investments in controlled entities are accounted for at cost in the individual financial statements of the parent entity, less any impairment.

Note 15. Material accounting policy information

These general purpose financial statements for the interim half-year reporting period ended 31 December 2024 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting'.

These general purpose interim financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2024 and any public announcements made by the Fund during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal accounting policies adopted and methods of computation adopted in the preparation of the half-year financial report are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

360 Capital REIT
Notes to the consolidated interim financial statements
For the half-year ended 31 December 2024

Note 15. Material accounting policy information (continued)

New or amended Accounting Standards and Interpretations adopted

The consolidated entity has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. The following amendments to the Australian Accounting Standards (AAS) are applicable to this Financial Report.

- AASB 2020-1 *Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-Current* and AASB 2020-6 *Amendments to Australian Accounting Standards – Non-current liabilities with Covenants*

The other amendments have been deemed not to have a material impact on the consolidated financial statements of the Fund. There were no other changes to the Fund's accounting policies for the financial reporting year commencing 1 July 2024. The remaining policies of the Fund are consistent with the prior period.

New Accounting Standards and Interpretations not yet mandatory or early adopted

At the date of authorisation of the financial statements, the Fund has not applied or early adopted the following new and revised Australian Accounting Standards, Interpretations and amendments that have been issued but are not yet effective:

- AASB 2021-7 *Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections* (application date 1 January 2025)
- AASB 18 *Presentation and Disclosure in Financial Statements* (application date 1 January 2027)

The recent issued amendments are not expected to have a significant impact on the amount recognised in the financial statements at the effective date. AASB 18 is not expected to have an impact on the recognition and measurement of assets, liabilities, income and expenses, however there will likely be changes in how the Statement of profit or loss and other comprehensive income and Statement of Financial Position line items are presented as well as some additional disclosures in the notes to the financial statements. None of these are expected to have a material effect on the financial statements of the Fund.

360 Capital REIT
Directors' declaration
For the half-year ended 31 December 2024

In the opinion of the Directors of 360 Capital FM Limited, the Responsible Entity:

(1) The consolidated financial statements and notes that are set out on pages 11 to 28 are in accordance with the Corporations Act 2001, including:

- giving a true and fair view of the consolidated entity's financial position as at 31 December 2024 and of its performance for the half-year ended on that date; and
- complying with Australian Accounting Standard AASB 134 Interim Financial Reporting and Corporations regulations 2001 and other mandatory professional reporting requirements; and

(2) There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors made pursuant to section 303(5)(a) of the Corporations Act 2001.



Tony Robert Pitt
Executive Chairman



David van Aanholt
Deputy Chairman

20 February 2025



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Independent auditor's review report to the unitholders of 360 Capital REIT

Conclusion

We have reviewed the accompanying interim financial report of 360 Capital REIT (the Group), which comprises 360 Capital Passive REIT (Parent Entity or Passive REIT) and its controlled entities, and 360 Capital Active REIT (Active REIT) and its controlled entities. The interim financial report comprises:

- ▶ The Group's consolidated interim statement of financial position as at 31 December 2024;
- ▶ The Active REIT's consolidated interim statement of financial position as at 31 December 2024;
- ▶ The Group's consolidated interim statement of profit or loss and other comprehensive income, consolidated interim statement of changes in equity and consolidated interim statement of cash flows for the half-year then ended;
- ▶ The Active REIT's consolidated interim statement of profit or loss and other comprehensive income, consolidated interim statement of changes in equity and consolidated interim statement of cash flows for the half-year then ended;
- ▶ Notes to the financial statements, including the material accounting policy information; and
- ▶ The directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the interim financial report of the Group and Active REIT do not comply with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the consolidated interim financial positions of the Group and Active REIT as at 31 December 2024 and of their consolidated interim financial performance for the half-year ended on that date; and
- b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the interim financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the interim financial report

The directors of 360 Capital FM Limited, as Responsible Entity for 360 Capital Passive REIT and 360 Capital Active REIT, are responsible for the preparation of the interim financial report that gives a true



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and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the interim financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the review of the interim financial report

Our responsibility is to express a conclusion on the interim financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the interim financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's and Active REIT's financial position as at 31 December 2024 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of an interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

A handwritten signature in black ink that reads "Ernst & Young".

Ernst & Young

A handwritten signature in black ink that reads "St Elmo Wilken".

St Elmo Wilken
Partner
Sydney
20 February 2025

360 Capital REIT Corporate directory

For the half-year ended 31 December 2024

Directors & Officers

Executive Director

Tony Robert Pitt (Executive Chairman)

Non-Executive Directors

David van Aanholt (Deputy Chairman)

Andrew Graeme Moffat

Anthony Gregory McGrath

Officers

Glenn Butterworth – Chief Financial Officer and Company Secretary

Responsible Entity

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Telephone 1300 737 760

Email: enquiries@boardroomlimited.com.au

Auditor

Ernst & Young

200 George Street Sydney NSW 2000

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