

ASX Release

7 April 2025

360 Capital Mortgage REIT (ASX:TCF) FY25 Earnings and Distribution Upgrade

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360 Capital FM Limited as responsible entity for 360 Capital Mortgage REIT ("TCF" or the "Trust") is pleased to announce that as a result of the strong pipeline of opportunities which will continue to ensure the Trust is fully deployed, the Trust is upgrading its FY25 forecasts earnings and distribution from \$0.60 per unit to \$0.62 per unit, an increase of 3.3% over previous forecasts and 37.8% higher than FY24 distribution.

The Trust will increase both May and June 2025 distributions by 1.0cpu in each month, bringing the forecast FY25 distribution to \$0.62 per unit, a forecast FY25 distribution yield of 10.4% on the Trust's NAV of \$5.94 per unit.

The Trust is currently undertaking a 1 for 3 non-renounceable entitlement offer of new units (New Units) in the Trust at an offer price of \$5.94 per New Unit (Offer Price) to raise up to approximately \$11.1 million (Entitlement Offer).

The Entitlement Offer includes an oversubscription facility which allows Eligible Unitholders who subscribe for the maximum number of New Units to which they are entitled to apply for Additional New Units in excess of their entitlement (Oversubscription Facility) at the Offer Price.

Any New Units not subscribed for under the Entitlement Offer (including the Oversubscription Facility) will be offered to existing and new wholesale investors (Shortfall Offer), and together with the Entitlement Offer, (the Offer).

New Units issued under the Entitlement Offer are entitled to distributions from May 2025 onwards and will also be entitled to the increased distribution of 1.0cpu for May and June 2025.

Authorised for release by the Glenn Butterworth, Company Secretary, 360 Capital FM Limited.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Trust's ASX code "TCF", on the Group'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 Mortgage REIT (ASX: TCF)

The 360 Capital Mortgage REIT provides investors access to credit opportunities secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.