

ASX Release

27 June 2025

**360 Capital Mortgage REIT (ASX:TCF)
Results of Unit Purchase Plan**

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360 Capital FM Limited (ACN 090 664 396) (AFSL 221474) as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT, ARSN 115 632 990 (**TCF** or **Trust**) is pleased to advise the results of the non-underwritten Unit Purchase Plan (**Plan**) that closed on Tuesday, 24 June 2025.

The Plan was offered to eligible unitholders in Australia and New Zealand, allowing them the opportunity to subscribe for up to A\$30,000 of new fully paid ordinary units in TCF, without incurring brokerage or transaction costs.

The Responsible Entity has received binding applications (**Applications**) for 288,540 new ordinary fully paid units in the Trust (**New Units**), at a price of A\$5.94 per New Unit, raising A\$1,714,079.

The Responsible Entity has accepted all such Applications and will issue, on Tuesday, 1 July 2025, 288,540 New Units in the Trust at an issue price of A\$5.94 per New Unit under the Plan, which are expected to commence trading on Wednesday, 2 July 2025. The New Units in the Trust will rank equally with existing units on issue.

The Plan was conducted pursuant to ASX Listing Rule 7.2 (Exception 5). Accordingly, no unitholder approval is required for the issue of New Units under the Plan.

The Responsible Entity would like to thank all unitholders who participated in the Plan for their continued support of the Trust.

Authorised for release by the Board of 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.



Notices and disclaimers

Issued by

This announcement has been prepared by 360 Capital FM Limited ACN 090 664 396, AFSL 221474 (**Responsible Entity**) as responsible entity for the 360 Capital Mortgage REIT, ARSN 115 632 990 (the **Trust**) in connection with a Unit Purchase Plan (**Plan**) to issue new units in the Trust (**New Units**) (**Offer**).

Not financial product advice

The information contained in this announcement is not financial product advice. This announcement and the associated offer documentation have been prepared without reference to your investment objectives, financial situation and particular needs. It is important you read this announcement and the accompanying offer documentation in their entirety, together with the Trust's periodic and continuous disclosure announcements to ASX and the current Product Disclosure Statement (PDS), Target Market Determination (TDM). The PDS and TDM for the Trust can be obtained by visiting the Trust website www.360capital.com.au/tcf-investor-centre. Past performance is not a reliable indicator of future performance. The Responsible Entity does not guarantee repayment of capital or any particular rate of return from the Trust. All opinions and estimates included in this report constitute judgements of the Responsible Entity at the date of the report and are subject to change without notice.