

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

<b>Name of entity:</b> 360 Capital Mortgage REIT (ASX:TCF)
<b>ARSN:</b> 115 632 990

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Tony Robert Pitt
<b>Date of last notice</b>	14/04/2025

### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Direct and Indirect
<b>Nature of indirect interest (including registered holder)</b> Note: Provide details of the circumstances giving rise to the relevant interest.	Director or Beneficiary of holders: TT Investments Pty Limited as trustee for TT Investment Trust TT Investments Pty Limited as security trustee for TT Superannuation Fund  Units held by the ASX listed 360 Capital Group (TGP) in its name and the name of 360 Capital Diversified Property Fund, and Tony Pitt: a) holds TGP securities in own name b) holds more than 20% indirect TGP securities in the names of Pentagon Financial Services Pty Limited, Pentagon Capital Pty Limited, TT Investments Pty Limited
<b>Date of change</b>	1-Jul-2025
<b>No. of securities held prior to change (as at date of last notice)</b>	839,462 ordinary units by TGP 24,000 ordinary units by TT Investments
<b>Class</b>	Ordinary Units
<b>Number acquired</b>	1,010 units by TT Investments Pty Limited as security trustee for TT Superannuation Fund
<b>Number disposed</b>	Nil

+ See chapter 19 for defined terms.

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<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	1,010 units at \$5.94 per unit
<b>No. of securities held after change</b>	839,462 ordinary units by TGP 25,010 ordinary units by TT Investments
<b>Nature of change</b> Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	1,010 units acquired by TT Investments Pty Limited as security trustee for TT Superannuation Fund pursuant to the Unit Purchase Plan

### Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Detail of contract</b>	n/a
<b>Nature of interest</b>	n/a
<b>Name of registered holder (if issued securities)</b>	n/a
<b>Date of change</b>	n/a
<b>No. and class of securities to which interest related prior to change</b> Note: Details are only required for a contract in relation to which the interest has changed	n/a
<b>Interest acquired</b>	n/a
<b>Interest disposed</b>	n/a
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and an estimated valuation	n/a
<b>Interest after change</b>	n/a

### Part 3 – <sup>+</sup>Closed period

<b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b>	no
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	n/a
<b>If prior written clearance was provided, on what date was this provided?</b>	n/a

<sup>+</sup> See chapter 19 for defined terms.