



Announcement Summary

Name of entity

360 CAPITAL MORTGAGE REIT

Announcement type

Update announcement

Type of update

Notification of change in details of buy-back

Date of this announcement

7/7/2025

Reason for update

Updated for 30 June 2025 buy-back price

ASX Security code and description of the class of +securities the subject of the buy-back

TCF : ORDINARY UNITS FULLY PAID

The type of buy-back is:

Equal access scheme buy-back

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

360 CAPITAL MORTGAGE REIT

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type

ARSN

Registration number

115632990

1.3 ASX issuer code

TCF

1.4 The announcement is

Update/amendment to previous announcement

1.4a Type of update

Notification of change in details of buy-back

1.4b Reason for update

Updated for 30 June 2025 buy-back price

1.4c Date of initial notification of buy-back

14/3/2025

1.4d Date of previous announcement to this update

24/4/2025

1.5 Date of this announcement

7/7/2025

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

TCF : ORDINARY UNITS FULLY PAID



Part 2 - Type of buy-back

2.1 The type of buy-back is:

Equal access scheme buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

5,621,217

3A.7 Percentage of +securities the entity will offer to buy back

5.000000 %

3A.8 Approximate total number of +securities that will be bought back if all buy-backs offers are accepted (disregarding any rounding and restrictions on foreign participation)

281,061

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

3A.9a.5 Indicative buy-back price per +security

6.10600000

3A.10 Do the buy-back terms allow for a scale-back?

Yes

3A.10a Please summarise the scale-back terms

If the number of acceptances received exceeds the Maximum Buy-Back, the number of each acceptor's Units will be subject to a scale-back and reduced by the same proportion needed to ensure the Responsible Entity buys back no more than the Maximum Buy-Back. If the number of acceptances received together with the number of Units bought-back under any on-market buy-back in the period from 20/12/2024 to 24/03/2025 are less than the Maximum Buy-Back, then all accepting Units will be bought back.

3A.11 What will be done with fractional entitlements?

Not applicable

3A.13 Please provide a URL for where the buy-back offer document can be viewed online

<https://www.360capital.com.au/tcf-investor-centre>

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?



No

3B.2 Are there any restrictions on foreign participation in the buy-back

Yes

3B.2a Please summarise the restrictions on foreign participation

The Responsible Entity has received approval from ASIC to provide relief from the equal treatment provisions (section 601FC(1)(d) of the Corporations Act) for foreign Unitholders, on the basis that it would be unreasonable to extend the Buy-Back to Unitholders residing outside of Australia and New Zealand having regard to the number and value of Units held by such Unitholders and the costs of complying with the legal and regulatory requirements which would apply.

3B.2b For holdings in the name of a custodian or nominee, will the foreign participation restrictions be applied to the address of the custodian or nominee or the address of the beneficial holder?

Custodian/Nominee

3B.3 Are there any other conditions that need to be satisfied before the buy-back offer becomes unconditional?

Yes

3B.3a Please summarise the conditions

The responsible entity accepting the valid buy-back election forms from participant Unitholders.



Part 3C - Key dates

Equal access scheme buy-back

3C.4 +Announcement date

14/3/2025

3C.5 +Record date for participation in the offer

24/3/2025

3C.6 +Ex Date

21/3/2025

3C.7 Buy-back offer open date

31/3/2025

3C.8 Last date for entity to send serially numbered acceptance forms to persons entitled

27/3/2025

3C.9 Last day to extend the offer close date

7/4/2025

3C.10 Buy-back offer closing date

14/4/2025

3C.11 Anticipated date buy-back will occur

17/4/2025

3C.12 Last day for entity to lodge a final buy-back notice with ASX under listing rule 3.8A.

15/4/2025

3C.13 Last day for entity to update its register to cancel the +securities bought back and to lodge an Appendix 3H with ASX under listing rule 3.8A notifying the number of +securities that have been cancelled due to the buy-back.

24/4/2025

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

The Buy-Back Price is the price at which the Units will be bought back and is equal to the sum of the:

- NAV per Unit as at the Buy-Back Pricing Date; plus
- an amount equivalent to the sum of distributions that the Unitholder would have been entitled to had the Unit not been cancelled from the Buy-Back Cancellation of Units Date up to the Buy-Back Payment Date.

Where



- i. Buy-Back Pricing Date 30 June2025
- ii. Buy-Back Cancellation Date 17 April 2025
- iii. Buy-Back Payment Date 15 July 2025