



The Manager
Company Notices Section
ASX Limited
Level 6, 20 Bridge St
SYDNEY NSW 2000

11 September 2025

Notice under section 1012DAA(2)(f) of the *Corporations Act 2001* (Cth)

This notice is given by 360 Capital FM Limited (**Responsible Entity**) (ABN 15 090 664 396) (AFSL 221474) as responsible entity for 360 Capital Mortgage REIT (ARSN 115 632 990) (**TCF**), under section 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84 and ASIC Corporations (Disregarding Technical Relief) Instrument 2016/73) (**Corporations Act**).

The Responsible Entity has today announced a pro rata non-renounceable entitlement offer (the **Entitlement Offer**) of 1 new fully paid ordinary unit in TCF (**New Units**) for every 1 fully paid ordinary unit in TCF held as at 7.00pm (Sydney time) on Tuesday, 16 September 2025.

The Responsible Entity confirms the following:

- (a) the New Units will be offered for issue by the Responsible Entity without disclosure to investors under Part 7.9 of the Corporations Act and without a product disclosure statement for the New Units being prepared or lodged with ASIC;
- (b) this notice is being given under section 1012DAA(2)(f) of the Corporations Act;
- (c) as a disclosing entity, TCF is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Responsible Entity has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to TCF; and
 - (ii) sections 674 and 674A of the Corporations Act as they apply to TCF; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) and 1012DAA(9) of the Corporations Act.

The potential effect that the issue of New Units will have on the control of TCF, and the consequences of that effect, will depend on a number of factors, including investor demand, and existing unit holdings. However, given:

- (a) the structure of the Entitlement Offer as a pro rata issue with an oversubscription facility;
- (b) the Responsible Entity's intention to place any residual shortfall that remains following the operation of the oversubscription facility; and



- (c) the current holdings of substantial holders (based on substantial holding notices that have been given to TCF and lodged with ASX on or prior to the date of this notice),

the Responsible Entity does not expect that the Entitlement Offer will have a material effect on the control of TCF and, as such, does not expect any material consequences to flow from that. Refer to Section 6 of the Entitlement Offer Booklet for further detail.

Sincerely,

Glenn Butterworth
Company Secretary