



ASX Release

15 September 2025

360 Capital Mortgage REIT (ASX:TCF)

Off-market Takeover Offer for 360 Capital Group (ASX:TGP)

Page 1 of 1

360 Capital FM Limited (ACN 090 664 396) as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT ARSN 115 632 990 (**Trust** or **TCF**) refers to the announcement made today by 360 Capital Group (ASX:TGP) (the **Group**) that it has received an off-market takeover offer (**Offer**) to acquire all the stapled securities in the Group from TT Investments and associates (**TT Investments**). TT Investments is associated with Tony Pitt the Executive Chairman of the Group.

The Responsible Entity is a wholly owned subsidiary of the Group. The Responsible Entity does not expect the Offer will impact the Trust and notes that TT Investments bidder's statement states that there is no intention to change the Responsible Entity Board, the Trust's Investment Manager Board or the Group management team should the Offer be successful. Also, it is noted TT Investments is fully supportive of the Trust's investment strategy.

Authorised for release by, 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 Fund'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.

Alternatively, please contact:

James Storey

Chief Executive Officer
360 Capital FM Limited
+61 2 8405 8860

Glenn Butterworth

Chief Financial Officer
360 Capital FM Limited
+61 2 8405 8860

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.