

ASX Release

15 September 2025

360 Capital REIT (ASX:TOT)

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

360 Capital FM Limited as responsible entity (**Responsible Entity**) for 360 Capital REIT (ASX:TOT) (the **Fund**) 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 Fund and notes that TT Investments bidder's statement states that there is no intention to change the Responsible Entity Board, the Investment Manager Board or the Group management team should the Offer be successful. Also, it is noted TT Investments is fully supportive of the Fund's investment strategy.

Authorised for release by, Glenn Butterworth, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital'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 REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.