



ASX Release

18 September 2025

360 Capital Mortgage REIT (ASX:TCF)
Non-renounceable pro rata Entitlement Offer
Notification to Ineligible Unitholders

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On 11 September 2025, 360 Capital FM Limited ACN 090 664 396, AFSL 221474 as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT, ARSN 115 632 990 (**Trust**) announced that it was undertaking a 1 for 1 non underwritten, non-renounceable entitlement offer to raise up to \$45.2 million (**Entitlement Offer**).

Details of the Entitlement Offer

The Entitlement Offer is being made in accordance with section 1012DAA of the Corporations Act 2001 (Cth) (the **Corporations Act**) as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84 and ASIC Corporations (Disregarding Technical Relief) Instrument 2016/73), meaning that no product disclosure statement (**PDS**) needs to be prepared.

Documents relating to the Entitlement Offer, including an offer booklet, have been lodged with the ASX and have been provided to Eligible Unitholders.

The Entitlement Offer is being made to Eligible Unitholders on the basis of 1 New Unit for every 1 existing Unit held at 7.00pm (Sydney time) on Tuesday, 16 September 2025 (**Record Date**).

Eligibility Criteria

A unitholder is an Eligible Unitholder and eligible to participate in the Entitlement Offer if the unitholder meets all of the following requirements:

- is a unitholder of the Trust at 7.00pm (Sydney time) on the Record Date;
- has a registered address in Australia or New Zealand or in any other jurisdiction agreed by the Responsible Entity;
- is not in the United States and are not acting for the account or benefit of a person in the United States; and
- is eligible under all applicable securities laws to receive an offer under the Entitlement Offer without a PDS, disclosure document or any lodgement, filing, registration or qualifications.

The Responsible Entity has determined, pursuant to section 9A(3) of the Corporations Act and ASX Listing Rule 7.7.1(a), that it would be unreasonable to make offers to Unitholders in connection with the Entitlement Offer who are not Eligible Unitholders (**Ineligible Unitholders**). This is due to the legal and regulatory requirements and the potential costs to the Responsible Entity of complying with these requirements, compared with the relatively small number of Unitholders otherwise, the relatively small



number of existing Units they hold and the relatively low value of Units to which those Unitholders would otherwise be entitled to subscribe for.

The Responsible Entity disclaims any liability in respect of any determination as to eligibility, to the maximum extent permitted by law.

In compliance with ASX Listing Rule 7.7.1(b) and section 9A(3) of the Corporations Act, the Responsible Entity advises that it will not be extending the Entitlement Offer to Ineligible Unitholders and Ineligible Unitholders will not be able to subscribe for Units under the Entitlement Offer. Ineligible Unitholders will not be sent the documents relating to the Entitlement Offer or be able to subscribe for Units under the Entitlement Offer.

Non-renounceable offer

As the Entitlement Offer is non-renounceable, Ineligible Unitholders will not be entitled to receive any payment or value for entitlements in respect of any Units that would have been offered to them if they were eligible. Entitlements are not tradeable on ASX or otherwise transferrable.

Questions

If you have any questions in relation to the above matters, please call the 360 Capital Information Line on 1300 082 130 (within Australia) or on +61 2 8016 2884 (from outside Australia) between the hours of 8.30am and 5.00pm Monday to Friday (Sydney time) (excluding public holidays). For other questions, you should consult your broker, solicitor, accountant, financial adviser or other professional adviser.

Authorised for release by, Board of 360 Capital FM Limited.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Trust'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.

For further information please contact any of:

Tony Pitt

Executive Chairman
360 Capital FM Limited
+61 2 8405 8860

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.
