

# ASX Release

24 September 2025

## 360 Capital REIT (ASX:TOT) Proposed Real Estate Equity Transaction

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360 Capital FM Limited as responsible entity (**Responsible Entity**) for 360 Capital REIT (ASX:TOT) (**TOT** or the **Fund**) advises that the Fund is currently in due diligence regarding a \$10 million structured equity investment into a recently completed apartment complex in Sydney, NSW. 360 Capital Group (ASX:TGP) (**Group**) has entered into a heads of agreement for the acquisition of the property, subject to due diligence and other conditions. The Group will look to raise capital from third party wholesale investors to invest alongside TOT.

There is no guarantee the transaction will proceed, however subject to the successful completion of the investment it is expected that the transaction will be accretive to TOT's earnings. TOT will not be undertaking a capital raising to fund the proposed investment.

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](http://www.asx.com.au) using the Group's ASX code "TOT", on 360 Capital's website [www.360capital.com.au](http://www.360capital.com.au), by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing [investor.relations@360capital.com.au](mailto: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.